



**LEBANON CONSERVATION COMMISSION  
SEPTEMBER 12, 2024 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE**

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**1. Call to Order**

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 518 139 929#). If you have trouble accessing this meeting, please [email mark.goodwin@lebanonnh.gov](mailto:mark.goodwin@lebanonnh.gov)

**2. Approval of Minutes**

- A. August 8, 2024

**3. Open to the Public**

**4. Permit Review**

- A. None

**5. Study Items**

- A. Conceptual review of proposed wetland impacts at 424 Mount Support Road (Tax Map 24, Lot 6), owned by Mary Hitchcock Memorial Hospital

**6. 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

**7. Other Business**

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

**8. Future Agenda Items**

**9. 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:

**Lebanon Conservation Commission Agenda**  
**September 12, 2024**

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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  
REGULAR MEETING MINUTES  
Remote Via Microsoft Teams  
[LebanonNH.gov/Live](https://LebanonNH.gov/Live)  
Thursday, August 8, 2024  
6:30 PM**

**MEMBERS PRESENT:** Sarah Riley (Chair), Bruce James (Vice Chair), Susan Almy, Erling Heistad, Barbara Hirai, Chris Johnson (remote), Don Lacey, Ernst Oidtmann

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Mark Goodwin (GIS Coordinator)

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1 **1. CALL TO ORDER:** Chair Riley called the meeting to order at 6:30PM.

2  
3 **2. APPROVAL OF MINUTES:**

4  
5 **Mr. Lacey *MOVED* to approve the July 11, 2024, Minutes as presented in the August 8, 2024,**  
6 **agenda packet and amended.**

***Seconded by Mr. Oidtmann***

7  
8 Amendments:

- 9 • Page 2, Lines 15&16, Change “We discussed at length the need to gather a team of people to  
10 research...” to “other ways to research” remove the “and”  
11
- 12 • Page 2, Line 32 Change “formerly Bob MacNeil’s property” to “There is a new owner of the  
13 MacNeil property”.  
14
- 15 • Page 2, Lines 37&38 Change “She said she and Miss Hirai met with” ...to “We attended a site  
16 walk that Hartford’s Conservation Commission and County Forester led through the Hartford  
17 Town forest.”  
18
- 19 • Page 3, Line 11 For clarification “The picnic tables are at the Mill Parcel.”  
20
- 21 • Page 3, Lines 24&25, Change “Mr. Lacey said that Eagle Scout, Aiden Rafter came and replaced  
22 three bat boxes” to “Mr. Lacey said that Eagle Scout, Aiden Rafter replaced one of the existing  
23 four bat boxes at Baker’s Crossing and put two additional bat boxes up at new locations along the  
24 riverside of the DPW mowed right of way. The three other previously existing bat boxes were left  
25 in place including one that would have been very dangerous to replace because it is located on a  
26 stag that is constantly dropping  
27
- 28 • Page 4, Lines 5&6 Change “Mr. Lacey said that Mr. Baker had plowed through the snowmobile  
29 trail...” to “Mr. Lacey pointed out that since Robert Baker had mowed a trail for the snowmobile

1 trail through Baker's Crossing and that since he had done that, we should take advantage of this  
2 action to make some use of the upper plateau. Following up on Mark Goodwin's request, I  
3 mowed a trail around the upper plateau this Summer adding to the trail system at Baker's  
4 Crossing." Mr. Lacey also stated that Barbara Hirai had asked for a map of where all the City bat  
5 boxes are located".

6  
7 It was noted that in the May 9<sup>th</sup> meeting minutes Mr. Barrows name was misspelled.

8  
9 **ROLL CALL VOTE:**

10 **Voting Yea: Mr. Johnson, Ms. Harai, Mr. Lacey, Mr. Oidtmann, Mr. James, Ms. Riley**

11 **Voting Nay: None**

12  
13 **\* The Vote on the MOTION was approved as amended. (6-0).**

14  
15 **3. OPEN TO THE PUBLIC: No one came forth**

16  
17 **4. PERMIT REVIEW: NONE**

18  
19 **5. STUDY ITEMS:**

20  
21 **A. City of Lebanon Online GIS Map Viewer – Basic Tutorial**

22  
23 Mr. Goodwin led this training session for this intuitive tool, by starting everyone on the Lebanon, New  
24 Hampshire site, Maps & Property Information, where there is a menu of choices including the GIS Maps

25  
26 Note that Assessor's database is only at the parcel level and shows assessments. The GIS tool that Mr.  
27 Goodwin uses is linked to the Assessor's tool, and it grabs approximately six of the more common  
28 attributes for a parcel and provides them to the user so one does not need to go into the Assessor's tool.

29  
30 GIS Maps is an online GIS mapping tools which as noted above is a combination of tools also including  
31 Google's base maps, and when you come in you first see the entire City, and then you can zoom a lot or a  
32 little, using the +/- or mouse or whatever your preference is. The "little guy" to the left can be dragged to  
33 the street you want to look at, and the system then takes you to a view of the street, move up and down  
34 the street, or you can look at any specific property on this same street. Mr. Goodwin uses this tool daily.  
35 Upper right corner you can go back to the map overview with a click.

36  
37 The quickest way to get to a property you are interested in looking up, is to type in the address, or the  
38 owner's name, or the parcel number. The aerial views are currently from 2021. One can also type in City  
39 of Lebanon, to see all the properties owned by the City.

40  
41 Within the GIS tool, you can go to the "Property Record" card, to learn more about the history of the  
42 home, such as sales prices, assessments, heating systems, square footage, a photo (usually quite dated), lot  
43 size, etc. It also shows the footprint of the home and distinguishes the garage and the first versus second  
44 floor, as well as the number of bedrooms.

45  
46 Mr. Goodwin has been spending much time recently looking at homes in Lebanon, to distinguish which  
47 homes have oil and gas but the accuracy level is unknown. Assessors would need to go inside each home  
48 to confirm heating. Property owners are supposed to request permits when they make changes to their  
49 systems.

1  
2 Mr. Goodwin discussed layers of information that is available within this GIS tool. Base Theme defaults  
3 to Road Map, but there are four options and the one he uses most frequently is the 2021 Aerial Imagery,  
4 where you can see a good bit. Note that there is a disclaimer on these sites as they are not survey plans but  
5 rather best estimates of where property lines are. Mr. Goodwin can update with other tools such as CAD  
6 drawings. Worst case a property line might be off by 100’.

7  
8 Accuracy varies depending on the source-  
9

10 Next theme was Utilities, Zoning and Resource Protection (Zoning District, Riverbank Protection, NH  
11 Shoreland Protection, with feet options, Wetlands, FEMA Flood Zones, etc.), Natural Resources Natural  
12 and Water Resources).

13  
14 **Mr. Johnson left the meeting at 7:30 PM.**

15  
16 **Mr. Heistad arrived at 7:35 PM.**

17  
18 There is some municipal scale soil information, as well as significant Ecological areas, and NH Rare &  
19 Endangered Heritage areas. These are from the NRI and are very useful for the planning committee and  
20 indicates they need to take a closer look at these. They show 1,000 ft. radius.

21  
22 There is also National and State registry information, Historic areas within Lebanon, Wards and Voting  
23 Stations, Conservation Lands and Trails, to name some.

24  
25 A project that Mr. Goodwin has been working on for some time, is future “theme-based tools”  
26 information with twelve layers for the user such as historic sites, hiking trails, community gardens,  
27 profiles of hiking trails, and much more, driven by the goal to serve Lebanon residents. He does not want  
28 to bog down the current GIS tool.

29  
30 The last item he showed is land that is considered “conservation property” or incumbered. The state stores  
31 all this information since many towns do not house this.

32  
33 Mr. Goodwin highlighted the Choose Selection Mode which allows the user to select a group of property  
34 owners and type out their addresses for the potential to send them a mailing. There is also graph and  
35 measuring tools under Markup.

## 36 37 **6. COMMITTEE REPORTS:**

38  
39 There is a “green the ground” initiative and the first talk might be about a meadow environment.

### 40 41 **A. Biodiversity Group (Invasives)**

42  
43 There will be a live meeting at Bishops Crossing on Saturday, September 14, at 12 noon and the  
44 People from “green the ground” initiative will do a presentation about a meadow environment.  
45 Baker’s Walk Meadow in a local example of this.

46  
47 There will be an in-person meeting (as well as Zoom) about predators at the Howell Library, in  
48 Hanover, Wednesday, August 14<sup>th</sup>, at 5:30 to 7:00 PM. This is the “Seeing the Forest for the Trees”  
49 program.

50  
51 Chair Riley will send out an email with the meeting link for Zoom.

1  
2 B. Stewardship  
3

4 Ms. Harai spoke about work at the Boston Lot and sent an email out to some people.  
5

6 Point in time for the homeless is coming up in a couple of weeks. No details provided.  
7

8 Mr. Oidtmann spoke about the recent successful Mascoma River cleanup. More than 5,000 pounds was  
9 cleared out including a safe weighing 5K lbs., 1K lbs. of pipes, numerous tires as well as other debris.  
10

11 **Monitors and Stewards**  
12

13 Chair Riley visited the Mill Parcel with Nicole Ford Burley to look at getting better signage for the trail  
14 there. Nicole is creating a “story map”. They are looking to have signage for this trail and tie in the  
15 historical studies. They are also considering QR codes, or a link to the City of Lebanon website, however,  
16 the phone reception is bad there, it is believed that the signs will need to be comprehensive.  
17

18 She shared several high-quality historic pictures of this area including The East Lebanon Mill Parcel  
19 building, The Hamilton Bobbin Mill and surrounding areas.  
20

21 Ideally, they will have clear signs with respectful verbiage about the archeological ruins that are there, the  
22 botany and biology of what is there. Visitors will have the ability to look up more information when they  
23 return home.  
24

25 Ms. Harai is going to check with Mr. Ron Bailey to get more historical information about the deed and  
26 dates and the clearing.  
27

28 Ms. Almy said there was a public hearing about a planning project last week that she attended, and there  
29 was a semi-final report about the north corridor of 120 with a fair amount of attention to setting up parks  
30 and public recreation. Barbara stated there was no attention paid to animals, particularly large ones. The  
31 focus was mostly on plants.  
32

33 Chair Riley was away so she could not attend this meeting, so she reached out today to City staff, to get  
34 more documentation on the draft project, so that LEAC can be involved in this, as well as several other  
35 boards that have an interest in this project. Chair Riley will be sure to send committee members the link to  
36 the PowerPoint that was presented at the meeting. Blasting has already occurred.  
37

38 Chair Riley talked about the Brickyard Development and there are wetland crossings at both the north and  
39 south ends. There will be a public hearing, and there will be a lot of questions. The owner owns the pond.  
40 There will be a lot of clearing, she does not know about blasting, and does not know if this project will  
41 come to LEAC so it is important for members to use their voices on behalf of the City of Lebanon.  
42

43 Mr. Goodwin mentioned that the City is looking to form a task force for a Conservation Committee  
44 Representative for the Housing Committee that is being formed. They need one volunteer from this  
45 committee. It was agreed they would reach out to Chris Johnson and Brandon Hill, and then if neither of  
46 them is available to serve, Don Lacey volunteered, and Susan Almy agreed to be a backup. This is a  
47 longer term (2 years) initiative.  
48

49 Mr. Oidtmann noted he worked with a group on the northwest corner of Boston Lot and built some nice  
50 bridges with the team, two Saturdays ago. The team consisted of 3 Conservation Committee member as

well as 15 people from Hypertherm. They will do this work again with a team from Hypertherm on August 30<sup>th</sup>. They will work next on the East side of the lake. Ernst is working with Mr. Goodwin to make sure they are working where the needs are. Wood is the choice since it is the easiest to work with. Ernst is doing some work by himself as well. LEAC and the Rotary Club were sponsors.

C. Wild about Lebanon

No updates

D. Amphibian Crossing

No updates

E. LUCT/Current Use

No updates

F. Other Subcommittees

No updates

**7. OTHER BUSINESS: NONE**

**8. FUTURE AGENDA ITEMS: NONE**

**9. ADJOURNMENT:**

**Mr. Goodwin MOVED to adjourn the meeting at 9:05PM**

**Seconded by Mr. Lacey**

**\*The meeting was adjourned at 9:05 PM**

Respectfully submitted,

Cinda Mersel

Recording Secretary

