

FINAL

**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

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

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

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

5. OTHER BUSINESS

A. Dana House Update

Lead & Asbestos Testing Results

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

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

B. Recreation, Arts, & Parks Partnership Items

• Northern Rail Trail Signage & Tunnel Art

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

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

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

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.

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

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

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

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

6. ADJOURNMENT

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

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

The meeting adjourned at 7:30pm.

Respectfully Submitted,
Paula Roux
Recording Secretary