

FINAL

**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