

FINAL

**LEBANON HERITAGE COMMISSION
SPECIAL MEETING
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
WEDNESDAY SEPTEMBER 11, 2024 1:00 PM**

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

MEMBERS ABSENT: Jeremy Rutter (Planning Board Rep.), Karen Zook (Alt. Council Rep)

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

1. CALL TO ORDER

Chair Ford Burley called the meeting to order at 1:04pm.

2. APPROVAL OF MINUTES – August 14, 2024

Amendments:

Page 2, Line 44: Add “Bob Therian, who passed away”

A MOTION was made by Devin Wilkie that the Heritage Commission approves the August 14, 2024 Meeting Minutes as amended. The Motion was seconded by Matt Smith.

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

Ms. Hembree reviewed the City’s meeting in-person and REMOTE attendance policies and procedures.

3. PUBLIC REVIEW

None

4. STUDY ITEMS

A. Review and Comment on Planning Board Application: Brickyard One Nominee Trust, 174 Hanover Street (Tax Map 48, Lot 4), 0 Hanover Street (Tax Map 48, Lot 2), 0 Hanover Street (Tax Map 48, Lot 1), and 238 Hanover Street (Tax Map 63, Lot 1), zoned R-1, R-O-1, R-3 & RL-3: Request for Site Plan Review and a Conditional Use Permit pursuant to Sections 308.2, 310.2, 311A.2, and 501.2 of the Zoning Ordinance for a proposed 474-unit multi-family Planned Unit Residential Development (PURD) totaling +/- 731,600 sq. ft. in size, consisting of 11 buildings together with parking, utilities, landscaping, access, and other related site improvements. Applicant also requests a Conditional Use Permit pursuant to

Section 308.4 of the Zoning Ordinance to allow an increase in the maximum permitted building height from 45 ft. to 55 ft. PB2024-22-CUPSPR

Ms. Hembree said the applicants may submit a new site plan that includes townhouses, but nothing has been submitted yet.

Chair Ford Burley said the decision was made not to submit this project to Seven to Save because that program is not intended for controversial sites. She said the Dana House may be a good candidate next year for this program.

She said of the questions the Commission submitted previously, about 2/3 have been addressed by the applicants. She said they did not address the group's concerns about preserving the site.

She suggested the group now submit its recommendations regarding the project:

- Preserve 2 kilns on the site and make them accessible (as a historical resource)
- Research the archeological potential of the kilns/site
- Survey of historic vacation cottages
- Make an accessible historic park-like space with interpretive materials explaining what they are and the history of the site
- Document the existence and history of the old quarries that are in the deep woods on the site
- Document the site and follow these recommendations

Chair Ford Burley said she could have the recommendations written and submitted in time to be included in the agenda packet for the October Planning Board meeting, when this project will be discussed again.

5. OTHER BUSINESS**A. Discussion: Shorten Meeting Length**

Mr. Wilkie said he's found shortening meeting length from two hours to 60-90 minutes keeps the meeting on focus and keeps the Board members more productive. He said shorter meetings can also encourage volunteers to join committees.

The group discussed this concept and agreed it was a good idea to keep meetings to no longer than 90 minutes.

A MOTION was made by Matt Smith that the Heritage Commission meeting time be limited to 90 minutes going forward. The Motion was seconded by Devin Wilkie.

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

B. Reports from other Commissions/Boards

Arts & Culture Commission: Mr. Wilkie said a member of A&C has submitted an application to serve on the Heritage Commission, perhaps as an alternate.

Mr. Wilkie said an artist was approved for the Tunnel Mural project. He said it will now go to the City Manager to draft a contract and approve the funds for the project.

City Council: Mr. Wilkie asked if he should submit an agenda request to the City Council regarding the National Register Historic District Boundary Line Expansion application. Chair Ford Burley confirmed he should do that so it can be discussed by the Council before the application is submitted. Chair Ford Burley said she would present the item at the City Council meeting.

Ms. Hembree confirmed that the new fire station would be part of the historic district. Chair Ford Burley said she was surprised to see the Village Market included. Mr. Wilkie said it was included because it is a part of the City's history. Chair Ford Burley said a study is being conducted on parking lots and asked if the parking lots for the Village Market would be part of the historic district. She said they were removed from the National Register.

West Lebanon Revitalization Committee: Chair Ford Burley said she met with the West Lebanon Revitalization Committee for a tour of the Dana House and discussed potential historic districts in West Lebanon. She said they are very interested in the potential National Register district being a benefit to property.

She said some feedback from a property owner on Crafts Ave. (which would potentially be in one of these historic districts) was concerned he'd be limited in what he could do on his property if it is considered part of a historic district (ex: have to get approval from Heritage Commission for paint colors, etc.). She said he was also concerned that the designation would change the character of the neighborhood. She suggested a future joint meeting of the Heritage Commission and the WLRC.

Chair Ford Burley said the smokestack at the River Mill Complex (formerly Mascoma Woolen Mill) is slated for demolition because it was found to be unsafe.

Mr. Richard Ford Burley (Ward 3), spoke as a member of the public, although he is a member of the Planning Board. He said there is no report that the City required it be taken down, but there is no mechanism for the City to prevent it from coming down. He said, as City Historian, Chair Ford Burley could call the property owner to request the smokestack be preserved as opposed to demolished. Chair Ford Burley noted that Mr. Richard Ford Burley is her spouse.

A MOTION was made by Matt Smith that Heritage Commission Chair Nicole Ford Burley, on behalf of the Lebanon Heritage Commission, makes the recommendation that the Mascoma Woollen Mill smokestack be preserved. The Motion was seconded by Devin Wilkie.

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

C. Tunnel Art Update – discussed during Committee Reports

6. OPEN TO THE PUBLIC

Mr. Bill Lamb (Ward 3) spoke about the historic significance of the kilns at the Densmore Brickyard. He said the developer of the project discussed earlier in this meeting (who has the same name as a developer in Peabody, Mass, who left that town in bad shape because he

did not do what he said he would) has suggested he would try to keep the kilns. He said he doesn't believe that (if he's the same developer) he deserves that kind of response. He said the City should make preserving the kilns the first item he addresses while he's developing the site. Mr. Lamb also noted that none of the structures planned for the residential project will use brick in their construction. He said the design is out of sync with what the City would like to preserve.

7. FUTURE AGENDA ITEMS

- Rail Trail Signage
- Outreach Opportunity to talk about NH Barn Tax Incentive Program
- Invite the new guardian of the Soldiers' Memorial to a future Heritage Commission meeting

8. ADJOURNMENT

A MOTION was made by Devin Wilkie to adjourn the meeting at 2:01pm. The Motion was seconded by Matt Smith.

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

The meeting adjourned at 2:01pm.

Respectfully Submitted,
Paula Roux
Recording Secretary