



**LEBANON HERITAGE COMMISSION
DECEMBER 11, 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: 431 626 138#). If you have trouble accessing this meeting, please [email tim.corwin@lebanonnh.gov](mailto:tim.corwin@lebanonnh.gov).

2. Approval of Minutes

- A. Novemer 13, 2024

3. Public Review

- A. None

4. Study Items

- A. Further Review and Comments on 174 Hanover Street Ext, Planning Board Application, The Brickyard Project
- B. National Register Historic District Boundary Line Expansion - application presented at the February 5, 2025 City Council Meeting

5. Other Business

- A. Proposed 2025 Heritage Budget
- B. Rail Trail Signage
- C. Dartmouth Health - Sachem Village Connector
- D. Standing reports from other Commissions/Boards

6. Open to the Public

7. Future Agenda Items

8. 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
MEETING ROOM ONE, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
WEDNESDAY NOVEMBER 13, 2024 6:00 PM**

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

MEMBERS ABSENT: Devin Wilkie (City Council Rep), Karen Zook (Alt. Council Rep)

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

1. CALL TO ORDER

Chair Ford Burley called the meeting to order at 6:01pm. Ms. Hembree reviewed the City's meeting in-person and REMOTE attendance policies and procedures

2. APPROVAL OF MINUTES

September 11, 2024 & October 09, 2024

September 11, 2024

Amendments Page 3 Line 23: Change "concern" to "concerned"

Page 3 Line 33: Edit to read "There is no report required."

Page 4 Line 5: Edit to read: "He said the City should make preserving"

A MOTION was made by Matt Smith to approve the September 11, 2024 Heritage Commission Meeting minutes as amended. The Motion was seconded by Jeremy Rutter.

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

October 09, 2024

Amendments Page 1 Remove "Special Meeting" from header

Page 2 Line 20: Change "Mr. Rutter" to Chair Ford Burley

Page 3 Line 19: Edit to read "Mr. Smith said fencing should be added to the landscaping."

A MOTION was made by Jeremy Rutter to approve the October 09, 2024 Heritage Commission Meeting minutes as amended. The Motion was seconded by Matt Smith.

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

3. PUBLIC REVIEW

A. City of Lebanon: Request for Certificate of Approval pursuant to Article IV, Section 408 Historic District of the Zoning Ordinance to add an antenna and related cable to the rear of City Hall/Lebanon Opera House. The property is located at 51 North Park Street, Tax Map 91, Lot 246, Lebanon, NH in the LD zone. HC2024-04

Major Carey Heckman, of the Civil Air Patrol and Director of Communications for the State of NH. He said the request to add an antenna and the related cables is explained in the materials provided in the meeting's agenda packet.

Mr. Adams said he would be assisting in the installation of the relay. He said approximately 1,520 feet of coaxial cable would be attached to the two-foot antenna that will be on a bracket. He said the cable would be added to a number of other wires already installed on the northwest corner of the building. He said there is a wood section that has been cut out of the stone building where the cables would come from inside the building and run up to the antenna.

Mr. Adams reported that the lighting project proposed by the Lebanon Opera House for the rear of the City Hall building is still under review.

Mr. Rutter asked if the cables should be enclosed in a shaft. Major Heckman said a shaft is not required by the State of NH. Mr. Adams said they would need to consult a City electrician if they want to cover the cables.

The group agreed the antenna and cable are small additions to the building that are located in an area that will not change the nature or character of the historic district.

A MOTION was made by Jeremy Rutter to approve the applicant's request for the installation of the antenna as has been outlined in detail. The Motion was seconded by Matt Smith.

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

Chair Ford Burley said she would send an official letter of approval to Mr. Adams tomorrow.

4. STUDY ITEMS

A. Further Review and Comments on 174 Hanover Street Ext, Planning Board Application, The Brickyard Project.

The group discussed the presentation of the project at the November 12, 2024 Planning Board meeting. Chair Ford Burley said she was not present for the presentation by Ms. Quinn Stuart (director of cultural resources for VHB).

The group discussed a comment made by resident Mr. Bill Lamb about the public not being allowed to discuss the track record of the developer for this project. Ms. Hembree said the City cannot do background checks on all applicants. Mr. Rutter said at some point he'd like to request the Planning Board gets a response to this concern.

1 They discussed the presentation by Ms. Stuart. Mr. Smith said it was interesting to look at the
2 site as an archeological site as a whole. He said Ms. Stuart noted there are three historical zones
3 associated with the site, as well as trash mounds on the property. He said she also noted there is
4 no affiliation between the quarry and the bricks that were made there. Mr. Smith said he would
5 have liked to review the actual report that Ms. Stuart referenced, but she said it could not be
6 made available to the public until it has been reviewed by the state.

7
8 Mr. Rutter said Ms. Stuart said there was no structure they could identify on the site that was
9 built before 1846 (the time of the building of the kilns) that has survived. He said nothing was
10 said about the renovation of the pond as a source of the clay used for the bricks. He noted that
11 flooding on the site is a huge concern, and the project team should address how they're going to
12 handle the pond if it overflows.

13
14 The group discussed the project team's plans to salvage the kilns on the site and how the design
15 includes an overlook to view them from afar. Mr. Rutter said the project team does not seem to
16 respond to the idea of making the inside of the kilns accessible to the public. Mr. Smith said one
17 resident asked who will be responsible for maintenance and safety of the kilns if the public does
18 have access. He said it did not seem like the owners wanted to address that concern unless forced
19 to. He said he appreciated that Planning Board Vice Chair Richard Ford Burley asked whether
20 the maintenance of the kilns could be committed to in perpetuity.

21
22 Ms. Hembree said she asked Planning Director Reichert about the background check suggested
23 for the applicant. She said he said the developer / applicant's background is not part of the
24 criteria required for the CDP to be granted. She said the developer had come to the Planning
25 Office and had a conversation with Staff and Staff could share what they had discussed. She said
26 she could ask some members of the project team to come to the Heritage Commission's
27 December meeting to address the Commission's concerns. The group agreed that would be
28 helpful.

29
30 The group agreed that items of interest that arose from the presentation are

- 31 • Preservation and accessibility of all the kilns
- 32 • The history of the Freeto House
- 33 • The history and preservation of the buildings on the site
- 34 • The plans for the pond
- 35 • Use of bricks to construct the buildings

36
37 Ms. Hembree asked the members to be sure they will attend the next meeting on December 11,
38 2024 because she said she would invite the project team to attend.

39
40 Chair Ford Burley said some of the initial questions the Commission had originally asked of the
41 project team were answered, but some were not, and now the Commission has new questions.

42
43 The group discussed the Chandler cabins and the locations of buildings in relation to the quarries
44 and the hiking trails behind the site. Mr. Rutter also said he would love to see Building 1
45 removed because of its proximity to the road. The group discussed the possibility of working
46 together with the Conservation Commission to discuss the impacts of the location of Building 1.

1 Mr. Rutter said he'd like to see a real visitors' park and said the proposed open spaces seem a
2 little scant.

3
4 Chair Ford Burley suggested the Commission refine their next round of questions before the
5 December 11 meeting.

6 7 **5. OTHER BUSINESS**

8 **A. Reports from other Commissions/Boards - None**

9
10 Follow up on smokestack removal: Chair Ford Burley said she learned that the City did not
11 determine the smokestack was a safety hazard; the owners of the smokestack just decided to take
12 it down. She suggested they ask the Planning Board about the care in perpetuity for the
13 remaining smokestack (similar to what was being asked for the kilns on the Brickyard site).

14
15 Chair Ford Burley said she would like the opportunity for the Heritage Commission to weigh in
16 on projects like these earlier in the planning process. She said another such project is the
17 Dartmouth College / Sachem connector road. She said she would recommend that an
18 archaeological study be conducted because there is potential indigenous historical significance in
19 that area. She mentioned the EV charging stations planned for Colburn Park (in the Historic
20 District) are another project that she would like to have more input on.

21 22 **B. Review of 2025 Heritage Commission Meeting Calendar**

23 The group reviewed the 2025 meeting dates and said they had no conflicts.

24
25 Chair Ford Burley said she spoke with Mr. Smith, who was doing some research regarding the
26 East Lebanon area in relation to possible signage on the Rail Trail about the area. She said the
27 information that is widely shared about East Lebanon may be wrong and that the fire in 1840
28 may be greatly overblown. Chair Ford Burley said she would do more research herself but asked
29 Mr. Smith not to continue researching for this sign until she learns more. She said she created
30 drafts for the other locations for Rail Trail signs that were identified in previous meetings. She
31 said she could email the drafts to the other members. She said the other thing needed for the sign
32 project are photos. Ms. Hembree said she is researching grants that may help cover the cost of
33 producing the signs.

34
35 Chair Ford Burley said she spent time with members of the NH Preservation Alliance during
36 their field trip to the area. She said they toured the Soldiers Memorial. She said it was good to
37 meet with other Heritage Commission members from different communities and she said she
38 would like to continue to communicate with them to share ideas and resources.

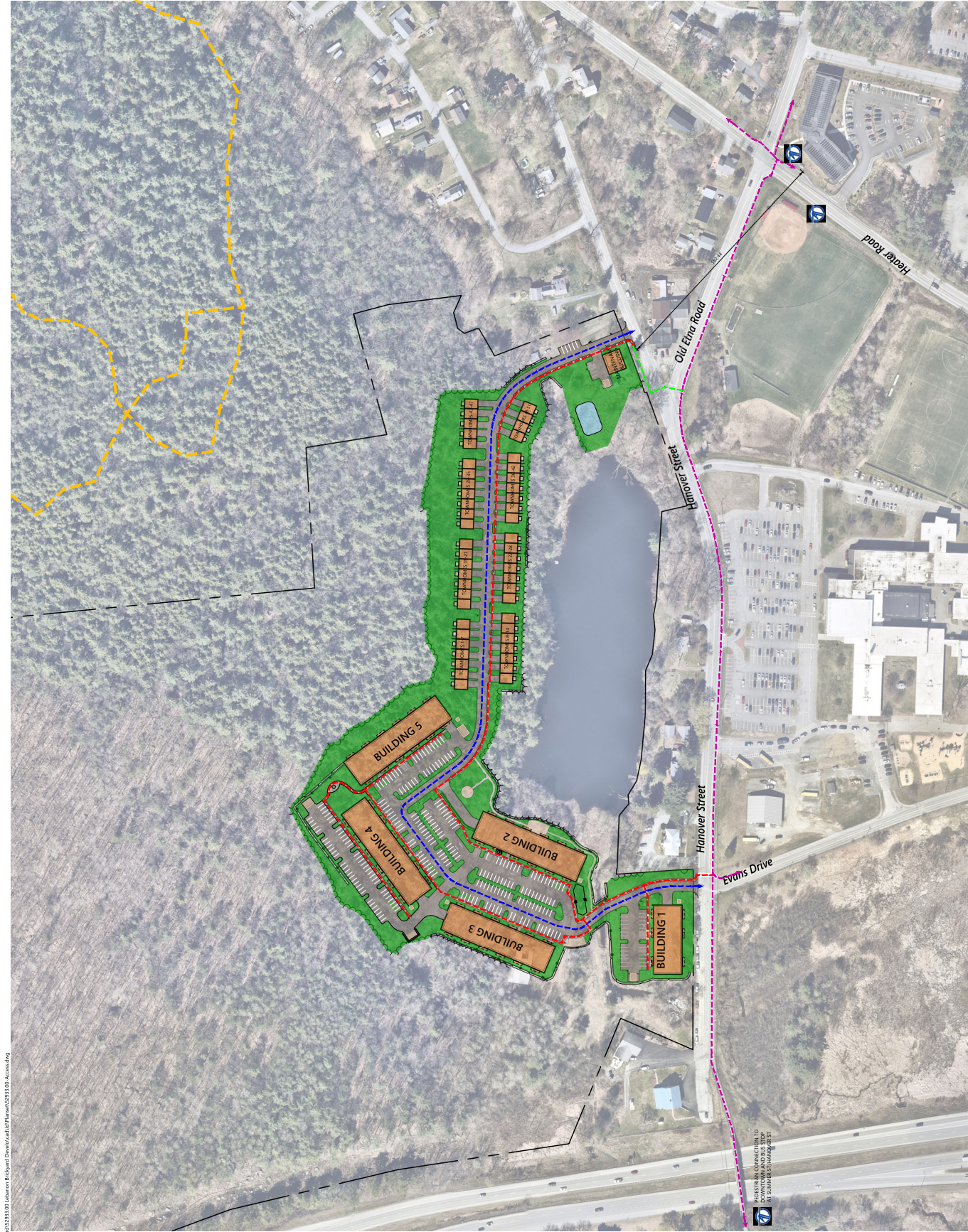
39 40 **6. ADJOURNMENT**

41
42 Chair Ford Burley adjourned the meeting at 7:08pm.

43
44 Respectfully Submitted,

45 Paula Roux

46 Recording Secretary



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2 Bedford Farms Drive

Suite 200

Bedford, NH 03110

603.391.3900

Legend

PEDESTRIAN PATH TO PUBLIC ROW

VEHICLE PATH TO PUBLIC ROW

EXISTING PEDESTRIAN PATHS

UPPER VALLEY MOUNTAIN BIKE ASSOCIATION TRAILS

POTENTIAL FUTURE PEDESTRIAN PATH

Scale

0 50 100 200 Feet

The Brickyard

Residential Development

174 Hanover Street Extension

Lebanon, New Hampshire 03766

NO.	DESCRIPTION	DATE	STATUS
1	Conceptual Review Comments	05/10/24	DP
2	Response to Comments Update	05/10/24	DP
3	Final Layout Presentation	05/10/24	DP
4	Final Layout Presentation	05/10/24	DP
5	Final Layout Presentation	05/10/24	DP
6	Final Layout Presentation	05/10/24	DP
7	Final Layout Presentation	05/10/24	DP
8	Final Layout Presentation	05/10/24	DP
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18	Final Layout Presentation	05/10/24	DP
19	Final Layout Presentation	05/10/24	DP
20	Final Layout Presentation	05/10/24	DP

THD

May 10, 2024

Permitting

Not Approved for Construction

Access and Circulation Plan

C1.3

Scale 4" = 50'

52933.00

SEAL

DATE

NO.

SCALE

PROJECT

CONTRACT

Page 6 of 16

Notes

- EVIC ELECTRIC VEHICLE CAPABLE PARKING SPACE
- EVIR ELECTRIC VEHICLE READY PARKING SPACE



The Brickyard
Residential Development
174 Hanover Street Extension
Lebanon, New Hampshire 03766

Item	Notes	Drawn	Check
1	Revisions to Currents Update	05/08/2024	DP
2	Revised Layout	05/08/2024	DP
3	Revised Layout Revisions	05/08/2024	DP
4	Revised Layout Revisions	05/08/2024	DP
5	Revised Layout Revisions	05/08/2024	DP
6	Revised Layout Revisions	05/08/2024	DP
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Permitting
May 10, 2024

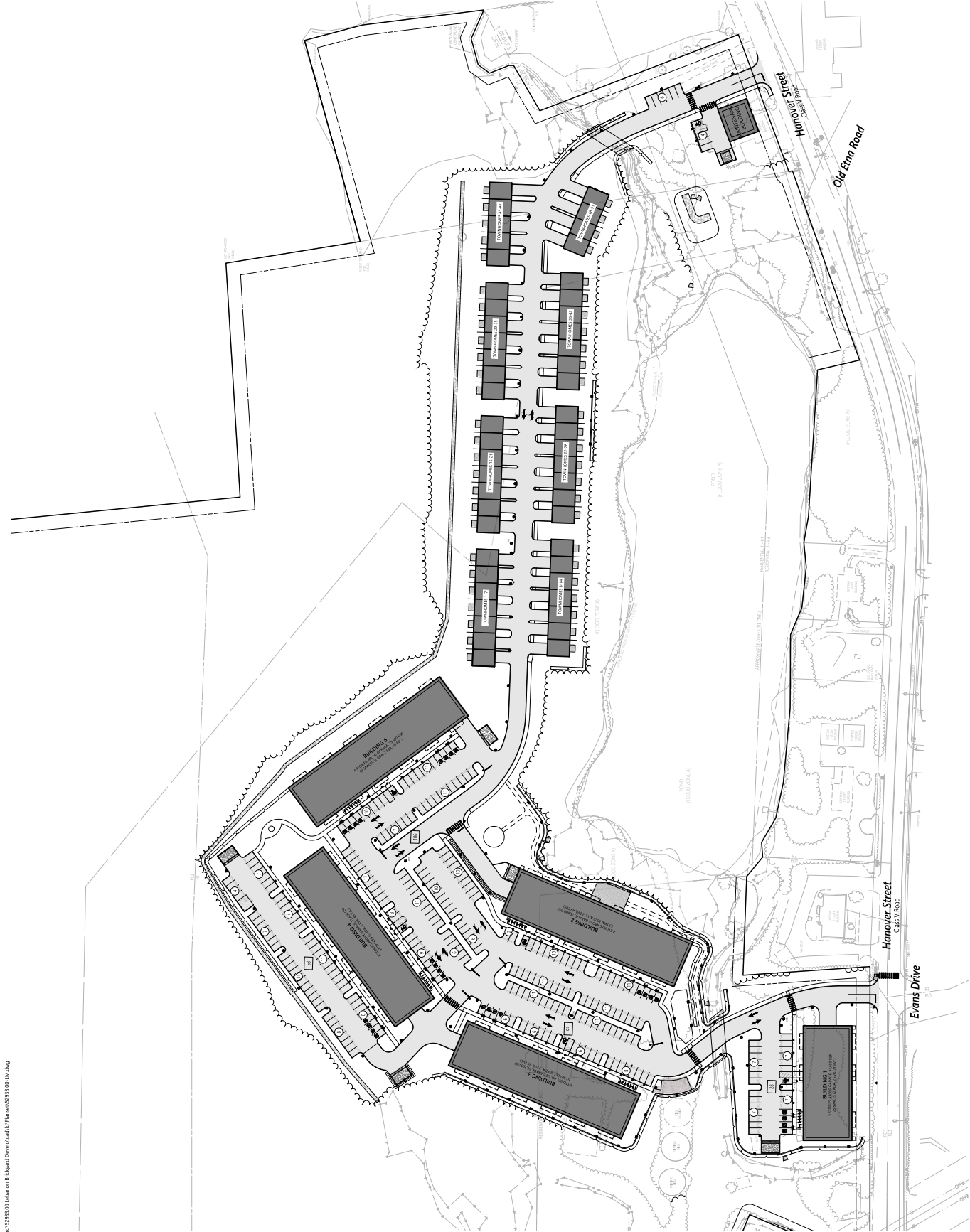
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Overall Site Plan

C1.4

Scale 5' = 50'

52933.00



Sign Summary

MUTCD Number	Specification	Width	Height	Desc.
R1-1	30"	30"	30"	STOP
R7-1	12"	12"	18"	NO PARKING
R7-8	12"	12"	18"	NO PARKING
R7-8P	12"	12"	6"	NO PARKING
D8-11B	12"	12"	18"	NO PARKING
D8-11BP	12"	12"	12"	NO PARKING

SNOW STORAGE AREA



0 15 30 45 Feet

The Brickyard
Residential Development
174 Hanover Street Extension
Lebanon, New Hampshire 03766

Item	Description	Quantity	Unit
1	Construction Review Comments	1	Sheet
2	Response to Comments Sheet	1	Sheet
3	Revised Layout Presentation	1	Sheet

Project	Sheet	Revision	Date
TMD	1	1	5/10/2024

Permitting

Not Approved for Construction

May 10, 2024

Layout and Materials
Plan 1

C2.1

Scale 7" = 50'

\$2933.00



SNOW STORAGE AREA



The Brickyard
Residential Development
174 Hanover Street Extension
Lebanon, New Hampshire 03766

1. Comprehensive Review Comments
2. Respond to Comments (Added)
3. Revised Layout Revisions

DATE: 05/10/2024
PROJECT: TMD
DRAWN BY: M/V

PERMITTING
Not Approved for Construction
May 10, 2024

Layout and Materials
Plan 2

8 50
52933.00

C2.2

03/10/2024

03/10/2024

03/10/2024

03/10/2024

03/10/2024

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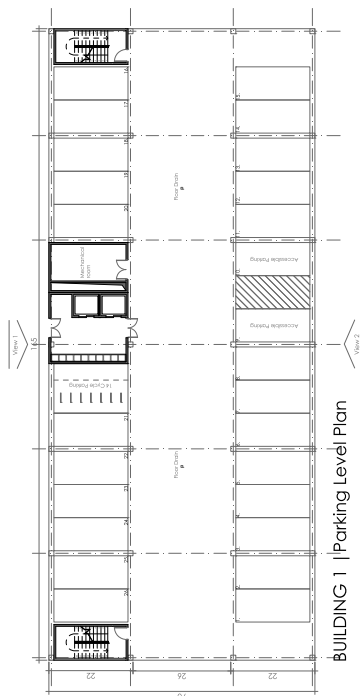
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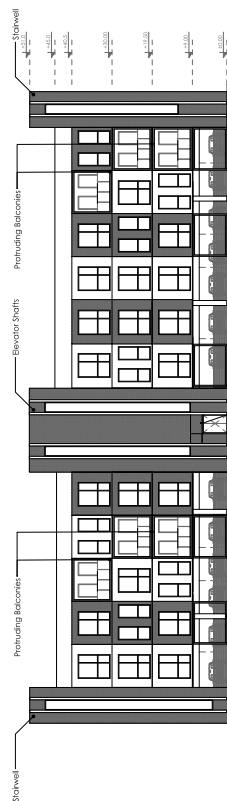
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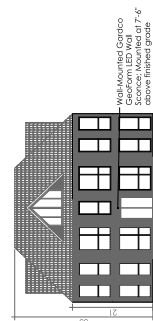




MAINTENANCE BUILDING | GROUND FLOOR PLAN



MAINTENANCE BUILDING | View 1 Elevation



MAINTENANCE BUILDING | View 2 Elevation

Sheet **47** of **50**



CLIENT

PROJECT
Lebanon NH

DRAWING STATUS	DRAWING NAME
PLANNING	BUILDING 1 & MAINTENANCE BUILDING PROPOSED PLAN & ELEVATIONS

DRAWING NO.	REV	DRAWN
20089-1201-P3	P3	SS

SCALE	CHECKED
1/16" = 1'0" @ A1	VJ

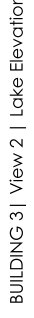
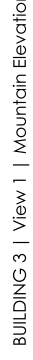
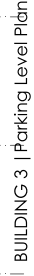
115, Russell Road, London, W14 8JA,
+44 7473401166, www.thydesigngroup.co.uk

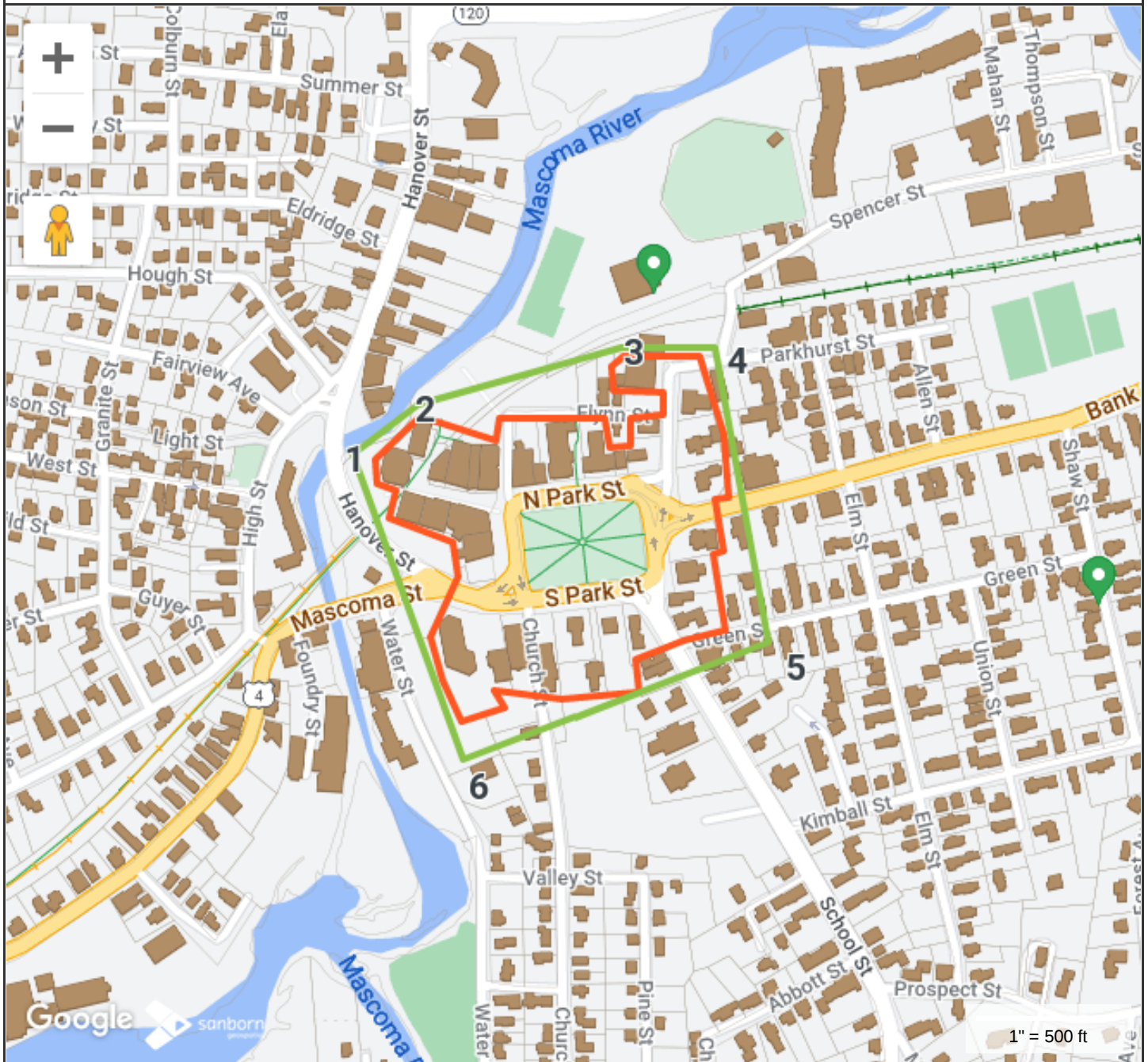



 studio
INTEGRATE

DRAWING STATUS
PLANNING

DATE	24/08/02	DRAWN	SS	CHECKED
SCALE				





1. Latitude: 43°38'35.12"N	Longitude: 72°15'15.37"W
2. Latitude: 43°38'36.65"N	Longitude: 72°15'12.84"W
3. Latitude: 43°38'38.82"N	Longitude: 72°15'3.52"W
4. Latitude: 43°38'37.94"N	Longitude: 72°14'59.66"W
5. Latitude: 43°38'29.99"N	Longitude: 72°14'59.38"W
6. Latitude: 43°38'27.33"N	Longitude: 72°15'11.15"W

2024-12-11_HC Agenda_Item 5A

SOLDIERS MEMORIAL BUILDING						
1100-4194-0020-4110-0000	WATER	1,220.00	328.74	500.00	(720.00)	-59%
1100-4194-0020-4120-0000	SEWER	1,480.00	111.09	200.00	(1,280.00)	-86%
1100-4194-0020-4300-0000	REPAIR/MAINTENANCE SERVICES	10,610.00	5,845.19	11,300.00	690.00	7%
1100-4194-0020-6100-0000	GENERAL SUPPLIES	1,100.00	400.19	1,100.00	0.00	0%
1100-4194-0020-6220-0000	ELECTRICITY	1,980.00	2,324.53	3,930.00	1,950.00	98%
1100-4194-0020-6230-0000	BOTTLED GAS	0.00	(74.67)	0.00	0.00	0%
1100-4194-0020-6240-0000	FUEL OIL	4,210.00	1,988.91	5,100.00	890.00	21%
Total Department SOLDIERS MEMORIAL BUILDING:		20,600.00	10,923.98	22,130.00	1,530.00	7%
DANA HOUSE						
1100-4194-0030-4110-0000	WATER	240.00	0.00	240.00	0.00	0%
1100-4194-0030-4120-0000	SEWER	450.00	0.00	450.00	0.00	0%
1100-4194-0030-4300-0000	REPAIR/MAINTENANCE SERVICES	5,000.00	1,660.50	3,000.00	(2,000.00)	-40%
1100-4194-0030-5000-0000	OTHER PURCHASED SERVICES	500.00	0.00	500.00	0.00	0%
1100-4194-0030-5300-0000	COMMUNICATIONS	880.00	510.48	880.00	0.00	0%
1100-4194-0030-6100-0000	GENERAL SUPPLIES	500.00	25.94	300.00	(200.00)	-40%
1100-4194-0030-6220-0000	ELECTRICITY	880.00	924.66	1,270.00	390.00	44%
Total Department DANA HOUSE:		8,450.00	3,121.58	6,640.00	(1,810.00)	-21%

Notes From Rich:

Soldier's Memorial – Repointing of exterior brick in 2025

Future Cost: New furnace in next 5 years

ADA Access – Site and Code analysis \$19,000 before any construction

Widows in basement are rotting – remove and fill space/insulate. Be able to reinstall windows later if desired.

Electrical Cost increase due to additional dehumidifiers in the basements of both buildings.

Heritage Other Items:

Plaques – not specifically in the budget. May be able to order at end of year with left over funds. We have 2 to use for 2025 if we don't order any new ones.

Dana House Trust Funds are still intact.

2025-2030 Capital Improvement Program

PROJECT REQUEST FORM #1

1. **DEPARTMENT:** Public Works
2. **PROJECT TITLE & NUMBER:** Sachem Village to DHMC Connector Road and Multi-Use Path
3. **PURPOSE OF PROJECT REQUEST FORM:** New Project
4. **DEPARTMENT PRIORITY:** Improve Efficiency for Emergency Vehicles and Buses and ped/bike connection
5. **LOCATION:** Ralston Lane to Gile Drive
6. **PROJECT DESCRIPTION/JUSTIFICATION:** The Sachem Village to Dartmouth Hitchcock Medical Center (DHMC) Emergency/Bus Connector Road and Multi-use Path project will consist of a 22' wide roadway for community buses and emergency vehicles and a 10' wide multi-use path for pedestrians and bicycles. The project will provide an important connection from northern West Lebanon and Hanover (Route 10) to Medical Center Drive (Route 120). The connection will improve efficiency and travel times for buses, fire trucks, ambulances, and other emergency vehicles. The multi-use path will allow pedestrians to walk or bike from the Route 10 side of town to the Route 120 employment center area. The multi-use path will intersect with multiple trails traversing Indian Ridge and the Boston Lot Conservation Area.

The main challenges are related to the environment and land use. The roadway will cross over Dartmouth College and DHMC property, an active transmission line corridor, and a conservation easement. The roadway alignment necessitates a stream crossing which will require an open bottom span structure. The roadway is proposed to cross steep slopes, approaching the maximum allowable roadway grade, and will require significant stormwater management efforts. The roadway layout will avoid impacts to high value wetlands and ecologically sensitive areas (shown cross-hatched in the graphic below).

The City is pursuing funding from the Congestion Mitigation and Air Quality (CMAQ) Improvement Program administered through the Federal Highway Administration. The CMAQ program would pay for 80% of the project cost and the City would be responsible for the remaining 20%. The City will be establishing a Special Assessment District to account for the remaining 20%. The project is programmed for construction in 2031.

2025-2030 Capital Improvement Program

