

FINAL

**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, 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).***

Ms. Hembree 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.

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

Mr. Rutter said Ms. Stuart said there was no structure they could identify on the site that was built before 1946 (the time of the building of the kilns) that has survived. He said nothing was said about the renovation of the pond as a source of the clay used for the bricks. He noted that flooding on the site is a huge concern, and the project team should address how they're going to handle the pond if it overflows.

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

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

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

- Preservation and accessibility of all the kilns
- The history of the Freeto House
- The history and preservation of the buildings on the site
- The plans for the pond
- Use of bricks to construct the buildings

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

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

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

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

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

5. OTHER BUSINESS

A. Reports from other Commissions/Boards - None

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

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

B. Review of 2025 Heritage Commission Meeting Calendar

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

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

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

6. ADJOURNMENT

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

Respectfully Submitted,
Paula Roux
Recording Secretary