

FINAL

LEBANON CONSERVATION COMMISSION
REGULAR MEETING MINUTES
Remote Via Microsoft Teams
[LebanonNH.gov/Live](https://lebanonnh.gov/Live)
February 13, 2025
6:30 PM

MEMBERS PRESENT: Sarah Riley (Chair), Bruce James, (Vice Chair), Susan Almy (Alt.), Erling Heistad, Travis Talbert (Alt.)
Barbara Hirai, Chris Johnson, Donald Lacey, Ernst Oidtmann

MEMBERS ABSENT: Sean Dittrich (Alt.)

STAFF PRESENT: Mark Goodwin (GIS Coordinator), Nate Reichert, Director, Planning & Development

1. CALL TO ORDER: Chair Riley called the meeting to order at 6:36 PM.

2. APPROVAL OF MINUTES:

- A. January 9, 2025
- B. January 27, 2025 – Special Meeting

3. OPEN TO THE PUBLIC:

Mr. Donald Lacey MOVED to approve January 9, 2025 Minutes as amended. The motion was Seconded by Ernst Oidtmann.

Amendments:

Page 3, Line 2, change to **In the last decade, their focus pivoted from purchasing land to helping landowners with expenses related to conservation easements**

Page 3, Line 5, strike the first sentence

Page 3, Line 8, for clarity add **ARM** fund

Page 3, Line 14, change to **Starr** Hill

Page 3, Line 33, change to **The Conserving Your Land Options for New Hampshire Homeowners, published by the New Hampshire Land Trust Coalition**

Page 3, Lines 43, 44, strike 2nd sentence about identifying their priorities

Page 3, Line 48, strike “ their resources”, change to **much effort**, change “could be a resource to is a resource, and instead of she has had incredible crossing success, change to **Harris Center has an incredibly successful crossing program**

Page 4, Line 1, strike successful (e.g. near...) and replace with **active on Pine Tree Cemetery Road**

Page 4, Line 11 add after position “**and the Mascoma River** and Lebanon has one **LAC** representative

Page 4, Line 26, change to **Education and Awareness of native and invasive species**

Page 5, Line 33, strike with the City Council and add **of the** Conservation Commission

Page 5, Line 36-38, strike and add to prior line **There will be a special meeting of the Lebanon Conservation Commission to prepare concise statements on the three proposed zoning amendments that will be placed on the March ballot.**

Page 6, Line 20 change Walk for Wildlife to **Wild about Lebanon** and delete the last sentence

Page 6, Line 23 after 10:00AM add **the Tree Advisory Board will have a winter tree ID stroll with Liz McKinley.**

*** The vote on the MOTION was approved unanimously (7-0)**

Mr. Ernst Oidtmann MOVED to approve January 27, 2025 Minutes as amended. The motion was Seconded by Mr. Chris Johnson.

Amendments:

Page 1, Line 31 and Page 2, Lines 1&2, for clarity change to **The City Council modified the extent of this proposed map change at their last meeting. Some of the natural area and steep slopes were excluded from the proposed MC2 District.**

Page 1, Line 3, change to **there are natural areas**

Page 1, Line 6, strike **for a** Facilities...

Page 2, Line 43, change to **expanding the Starr Hill...**

Page 3, Line 26 strike got to and replace with **had the opportunity to**

Page 3, Line 47 change to **the Planning Board's proposed modifications...**

Page 4, Line 5, correct to **Volvo**

Page 4, Line 15, correct to **Rix**

Page 4, Line 28-30, change to **2017 proposed Zoning amendment**

Page 4, Line 30 strike **protections**

Page 4, Line 39, change Zoning Board to **Planning Board**

Page 5, Line 8, change #20 to **#4**

Page 5, Line 11, change #4 to **#20**

Page 5, Line 19, correct spelling to Hirai

*** The vote on the MOTION was approved unanimously (7-0)**

4. PERMIT REVIEW: None

5. STUDY ITEMS:

Items A and C were discussed first.

- A. Review & Comment Proposed Zoning Amendment: 24 Labombard Rd. (map change: RL-3 to GC-1)(15 minutes)**

Mr. Nate Reichert and Mrs. Hatch attended this meeting to discuss the buildable acreage on the Hatch property. Mr. Reichert stated that their request is simply a technical clean up, and he is looking for this Commission's comment and advice before sending this request back to the City Council.

Ms. Hirai thanked Ms. Hatch for conserving the other large portion of her property. Chair Riley said they should make a statement to the Council. Mr. Goodwin said that whatever the outcome of the zoning amendment discussion is that Mrs. Hatch's property will be rezoned correctly as she has requested.

The Conservation Commission recommends approval of the proposed rezone of the property at 24 Labombard Road from RL-3 to GC-1, assuming the adjacent properties are similarly rezoned.

It was noted that this matter does not go before the voters.

Mr. Donald Lacey MOVED to approve the above statement

Seconded by Mr. Ernst Oidtmann

****The MOTION was approved unanimously***

C. Review & Comment Proposed Zoning Amendment: Research Laboratory (Research Lab added to Table of Uses)

Mr. Reichert explained the background of the need for this zoning amendment. It is necessary to create a definition for research laboratory (currently not defined) in addition to the use change, to include commercial or general commercial one district and central business district

Mr. Reichert proposed the following definition for Research laboratory: “A facility for scientific research development analysis and testing in various technologies intensive fields of science including but not limited to biotechnology, pharmaceuticals, genetics, plastics, polymers, resins, coating, fibers, fabrics, films, heat transfer and electronics”.

Mr. Reichert said this change will also send a positive message that Lebanon is welcoming of such types of uses within our community. This has been a major economic driver in our community for the last two decades and can continue to be in the future. The definition can always be changed in the future.

Vice Chair James said that the description of research labs is clear and that there are environmental safeguards built in, such as OSHA, so in terms of emission of pollutants, especially from a lab, it should be fine, as long as these regulations are enforced.

Mr. Oidtmann inquired whether this is a generally accepted definition with the State of New Hampshire or elsewhere in the country? Mr. Reichert explained that while there was no definition within New Hampshire they went to the Planner's Dictionary (access via the Planners' Association) and used a template/hybrid wording from other communities, that seems to fit well.

The Conservation Commission has no objection to adding the use and formalizing the definition.

Mr. Ernst Oidtmann moved to approve the above statement

Seconded by Mr. Don Lacey.

****The vote on the MOTION was approved unanimously***

B. Review & Comment to the City Council on proposed Zoning Ordinance Amendments:
Continued from December 12, 2024 and January 27, 2025 (60 minutes)

Amendment #4: The Conservation Commission recommends approval of the Centerra parcels proposed to change from Ind-L to CBD. Additionally, the ConCom recommends they work with the Planning Department and other stakeholders such as the Town of Hanover and the Upper Valley Land Trust, to

incorporate the environmental recommendations from the Northern Lebanon study into the final zoning requirements, prior to changing the Centerra area parcels that are proposed to change to GC-1.

Ms. Hirai moved to approve the above statements

Seconded by Vice Chair James

**** The vote on the MOTION was approved unanimously***

The Commission agrees with the Planning Board's recommendation to exclude the car dealership area (near Exit 18) from the area proposed to be converted to GC-1 from Ind-L.

Chair Riley moved to approve the above statement

Seconded by Mr. Don Lacey

****The vote on the MOTION was approved unanimously***

The Conservation Commission does not recommend the changes suggested by the Planning Board to add the parcels on the west side of Etna Rd to the proposed amendment.

Vice Chair James moved to approve the above statement

Ms. Hirai seconded.

****The vote on the MOTION was approved unanimously***

Mr. Heistad moved to extend the meeting until 9:30PM

Ms. Hirai seconded the motion

****The vote on the MOTION was approved 6-1***

And lastly, all along Labombard Rd. and the section east of Etna Rd. proposed to change from Ind-L to GC-1, the Conservation Commission does not recommend making the zoning change until further research and evaluations are conducted in terms of water, wildlife, topography and related matters.

Vice Chair James moved to approve the above

Seconded by Mr. Heisted.

****The vote on the MOTION was approved unanimously***

D. Boston Lot & Signal Hill Management Plan Action Item Update (30 minutes)

6. CONCEPTUAL REVIEW:

A. Proposed Wetland Impact – Conceptual Review: Mt. Support Rd)Map 24, Lot 1, Plot 100) Mr. Dave Fenstermacher, VHB representative, spoke at 9:17PM along with Jake Tinus. They quickly reviewed maps which were part of their package, showing wildlife areas, wildlife corridors and density, they had limited time.

They are contemplating another 250 units and potentially 300-400 people in one- and two-bedroom units.

Chair Riley MOVED to extend the meeting another 5 minutes to 9:35PM.

Seconded by Mr. Heistad

***The vote on the MOTION was approved 6-0**

Mr. Oidtman asked if there is any plan to conserve the remaining 52 acres. These are important to the well-being of people and the environment, Mr. Fenstermacher said that within those 52 acres, there are currently two 300' dedicated wildlife corridors, and they have density restrictions as they move up the hill. These requirements were part of the first phase.

Chair Riley says that if this goes forward, she/ConCom would be hopeful that local mitigation options are actively sought, even though it is not the preferred option. Further, they are hopeful that this mitigation money would be put back to benefiting protecting natural resources in Lebanon.

She also questioned what the wetland scientist has to say about the connectivity of these wetlands. They still serve a function in Lebanon. Mr. Tinus said that wetland 3 and wetland 5 both have expressions of groundwater whereas the others are likely formed in depressional areas.

Mr. Lacey asked about a large wetland area on page 90, Figure 2 and proposed that it could easily be put into a conservation easement if they have no further aspirations to build on that property. This could be done even if the conservation easement did not satisfy the DES requirement; VHB could pay DES and still contribute to the ARM fund.

Ms. Hirai reiterated the environmental impact of these developments, so she is hopeful that any mitigation money goes into the ARM fund to help do good things for Lebanon, in the future.

Chair Riley ended by saying sometimes projects are too big for the spot. For example, this project is proposing a complete loss of wetland 5. She also suggested they (VHB) speak to the local Upper Valley Land Trust, and she requested a site visit for the Conservation Commission.

7. COMMITTEE REPORTS: NONE

- A. Biodiversity Group (Invasives)
- B. Stewardship
 - Ranger
 - Trail Coordinator
 - Monitors and Stewards
- C. Wild about Lebanon
- D. Amphibian Crossings
- E. LUCT/Current Use
- F. Other Subcommittees

8. OTHER BUSINESS:

- A. FYIs
- B. Follow Up

C. Workshops and Educational Opportunities

9. FUTURE AGENDA ITEMS:

Ms. Hirai said that Upper Valley Land Trust is doing a walk and teaching people how to walk boundaries. Sarah will get information out about this (per Ms. Hirai).

Ms. Hirai also said that on February 1st, they had a Wild about Lebanon walk, and there will be another one on March 1, at Signal Hill.

10. ADJOURNMENT

****No MOTION***

***The meeting was adjourned at 9:36 PM by Chair Riley.**

Respectfully submitted,
Cinda Mersel
Recording Secretary