



**LEBANON CONSERVATION COMMISSION**  
**MAY 8, 2025 - 5:30 PM**  
**COUNCIL CHAMBERS, CITY HALL OR**  
**REMOTE VIA VIRTUAL PLATFORM**  
**LEBANONNH.GOV/LIVE**

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**1. Call to Order**

A.

1. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 996 689 571#). If you have trouble accessing this meeting, please [email Mark Goodwin](#)

**2. Public Hearing Items**

- A. Public hearing for the purpose of discussing the appropriation of \$21,000 from the Lebanon Open Space Trust Fund (L.O.S.T) to support the purchase of an approximately 22 acre property located on Stevens Rd , Lebanon, NH, Tax Map 28, Lot 14., Lebanon, NH. The acquisition effort is being led by the Upper Valley Land Trust (U.V.L.T), with the property to be subject to a permanent conservation easement held by U.V.L.T.

**3. 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.

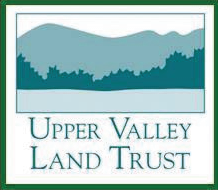


# Rutter – Signal Hill Property Stevens Road



**The Upper Valley Land Trust helps people and communities protect land forever.**

We provide conservation leadership, tools and expertise to permanently protect working farms, forested ridges, wildlife habitat, water resources, trails and scenic landscapes.



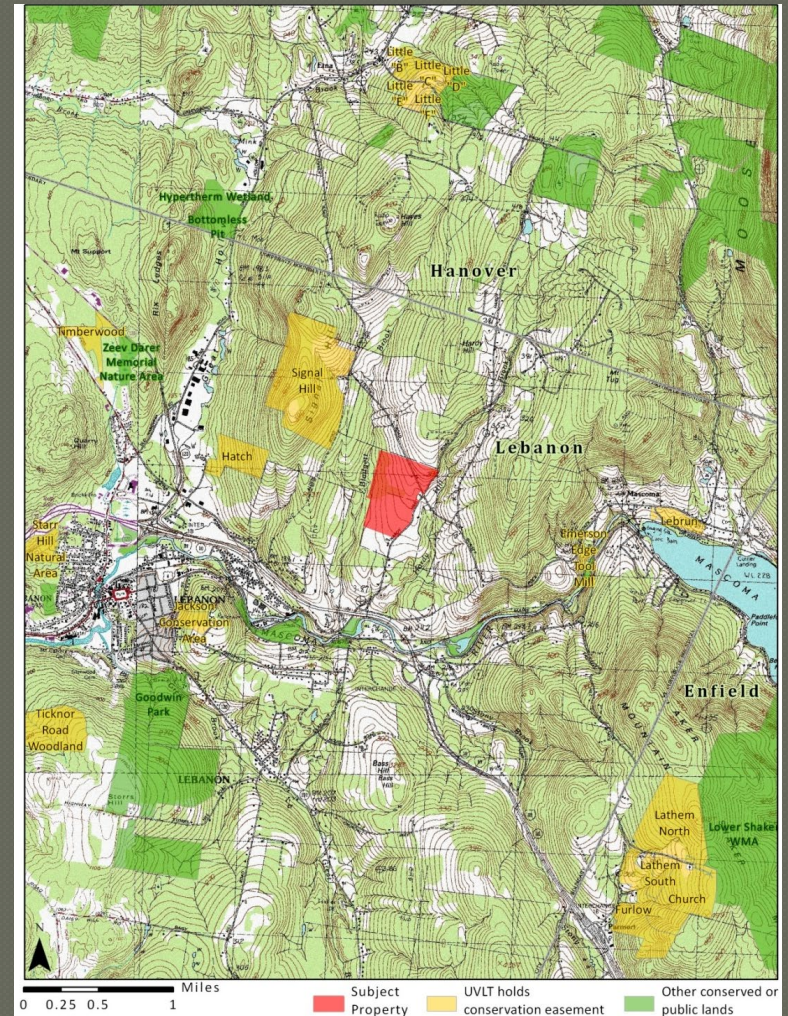
# Land Protection Tools

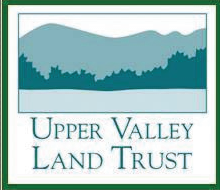
## ○ Fee Ownership

- Purchased
- Donated

## ○ Conservation Easement

- Purchased
- Donated





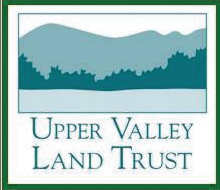
# Rutter – Signal Hill – 22.8 +/- Acres Stevens Road

- *22.8 acres – Donated Fee Gift and Conservation Easement*
- **Water Resources** – Frontage along Blodgett Brook as well as an unnamed intermittent stream.
- **Important Wildlife Habitat** – NHWAP, 2017 Lebanon Wildlife Corridor Report lists the Rutter property as a priority for conservation.
- **Significant Ecological Area (SEA)**
  - 2010 Lebanon Natural Resource Inventory
- **Highly Scenic** - Significant frontage on Stevens Road, the first road designated by the City of Lebanon in 1989.



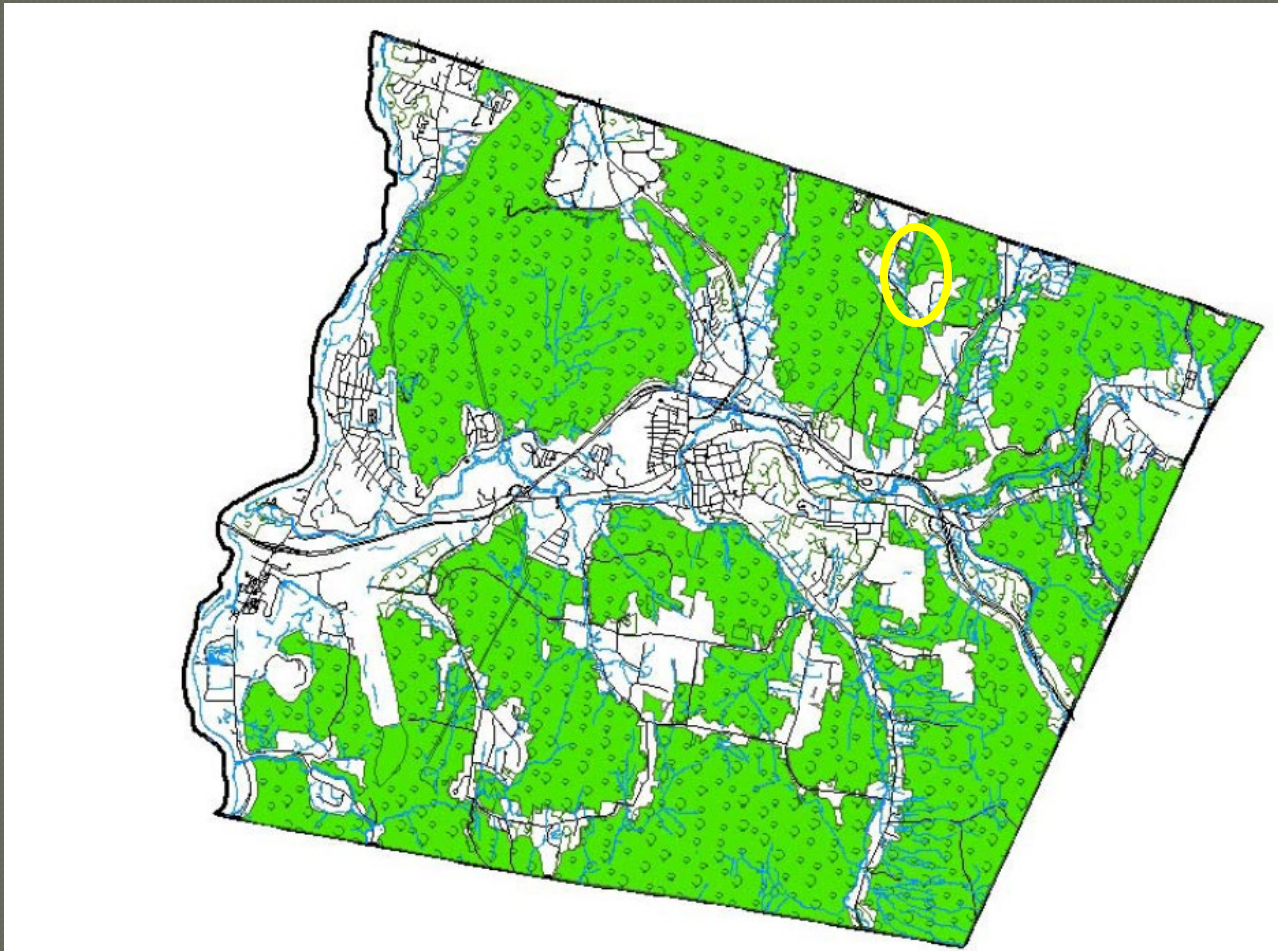
# Water Resources

1,500± Feet of Frontage along Blodgett Brook  
960± Feet of Frontage along Intermittent Stream





# Wildlife Habitat Contributes to a 1700 acre block of Unfragmented Land





# Wildlife Habitat Connectivity to other Protected Lands



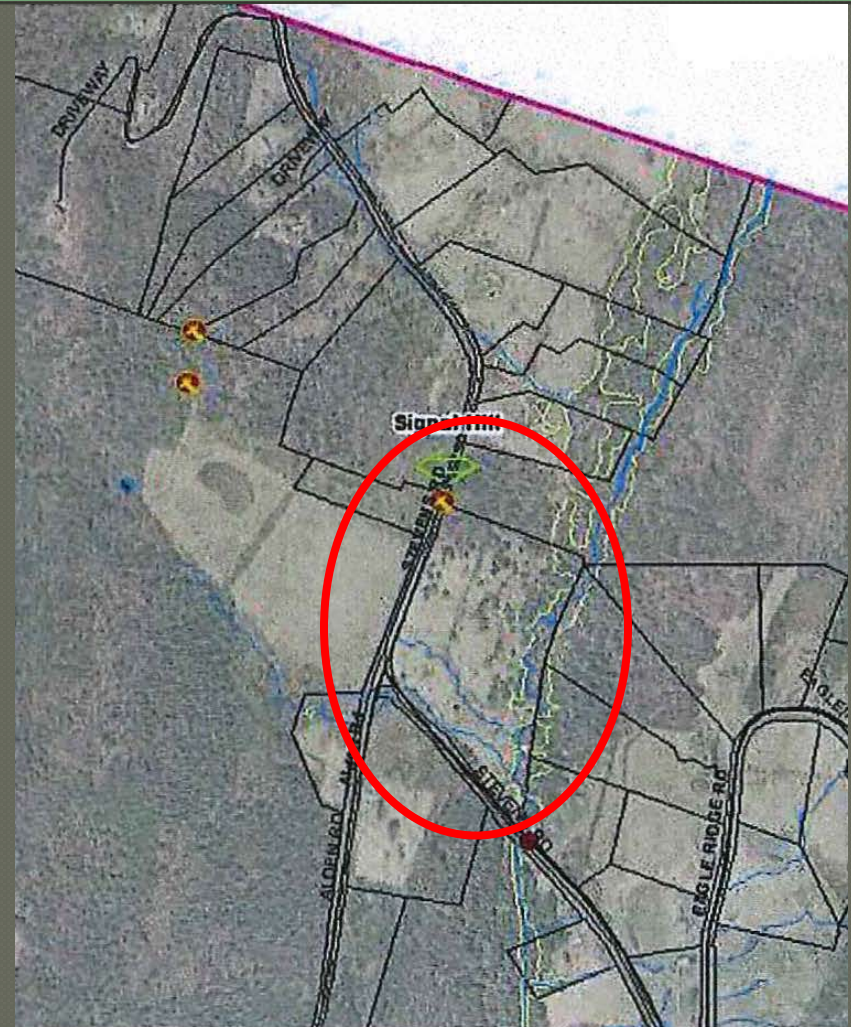
- New Hampshire Wildlife Action Plan (WAP) 2020
  - Grasslands &
  - Hemlock/Hardwood Forest
- Across Stevens Road from Signal Hill Natural Area

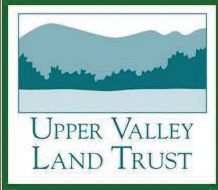


# Wildlife Habitat Connectivity to other Protected Lands

## Lebanon Wildlife Corridor Report (2016):

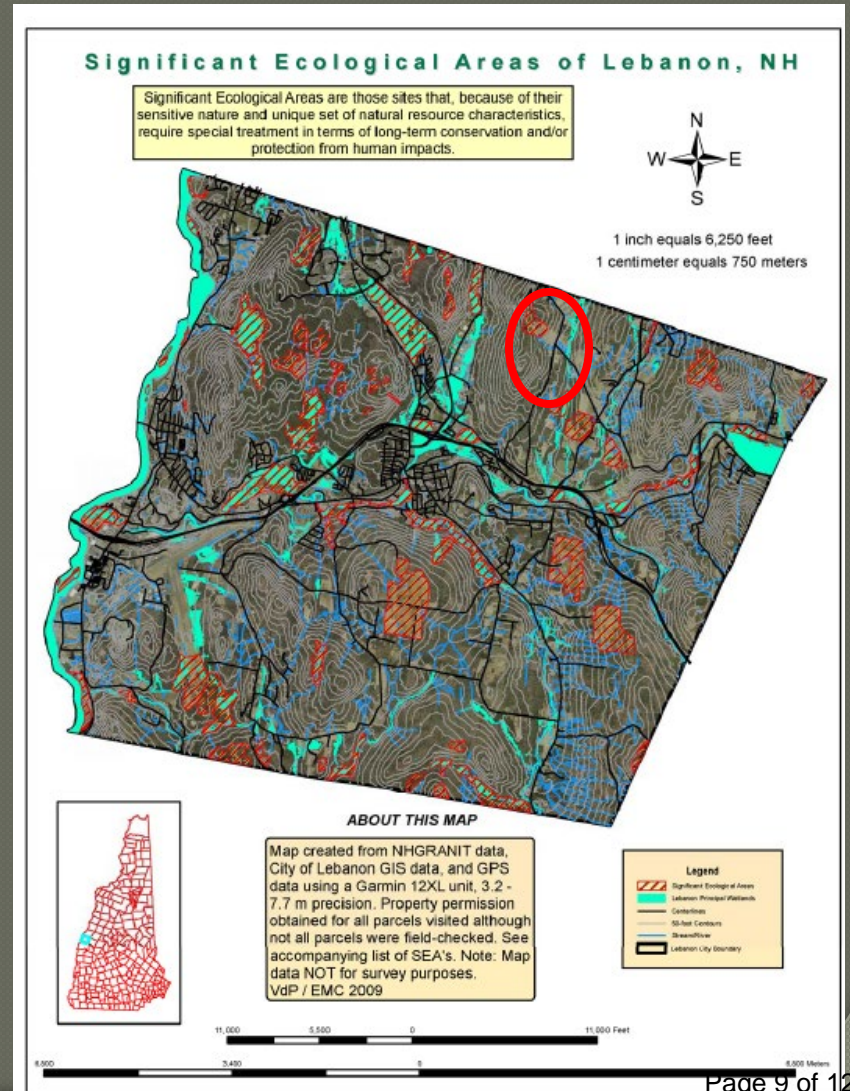
- Identifies a major wildlife crossing just north of the Rutter property;
- Deer habitat identified on-site;
- Lists the Rutter property among those for which conservation agreements are recommended to be sought.





# Significant Ecological Area (SEA)

- Includes a Significant Ecological Area identified in Lebanon's 2010 Natural Resource Inventory
- Important openland habitat
- Area of significant # of natural resources co-occurrences

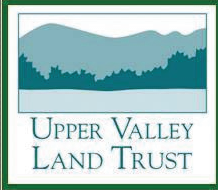




# Scenic Benefits to the Public



- Long range views from Stevens Road – a town-designated scenic road
- More than 2000 feet of frontage on Stevens Road



# Significant Land Protection Opportunity

- Donation of the Fee-Interest gift, temporarily, to the Upper Valley Land Trust, with the understanding that it will be gifted to the City of Lebanon subject to a UVLT conservation easement is a generous gift to Lebanon and the Upper Valley.
- A contribution from the Lebanon Conservation Fund (LOST Fund) could support the transaction costs and long-term stewardship of this gift.
- Inexpensive means of funding and encouraging conservation
- Use of LOST fund may be approved by the Conservation Commission following a public hearing.
- Common practice in other Upper Valley towns (Plainfield, Cornish, Orford, Thetford, Hartford, Hartland, Weathersfield, etc.)



**Rutter Property**

**Gift of Feeland to UVLT, Subsequent Gift of Land to City of Lebanon (Subject to UVLT Conservation Easement)**

**Stevens Road**

**8-May-25**

<b>Expense Item</b>		<b>Notes</b>
Landowner Donation of Feeland		
Appraisal Report		<i>If for an IRS tax deduction, the landowner must obtain this</i>
Survey	\$ -	<i>Survey is not an anticipated requirement for this project</i>
Legal, Title Opinion & Closing Costs	\$ 1,200.00	<i>Based on average law firm fees in 2024/5 *</i>
Recording Fees	\$ 200.00	<i>NH=LCHIP &amp; deeds*</i>
Stewardship Contribution	\$ 9,100.00	<i>To meet requirements of the national Land Trust Alliance</i>
Project Management (100hrs)	\$ 7,000.00	<i>An accurate hourly total will be provided on final invoice*</i>
Baseline Documentation Report (50hrs)	\$ 3,500.00	<i>An accurate hourly total will be provided on final invoice</i>
<b>Total Project Value</b>	<b>\$ 21,000.00</b>	

*\*This calculation is an estimate for two transactions that will occur - fee transfer and CE transfer*