

FINAL

**LEBANON CONSERVATION COMMISSION  
SPECIAL MEETING MINUTES  
Remote Via Microsoft Teams  
LebanonNH.gov/Live  
May 8, 2025  
5:30 PM**

**MEMBERS PRESENT:** Sarah Riley (Chair), Bruce James, (Vice Chair), Susan Almy, Erling Heistad, Barbara Hirai, Chris Johnson, Donald Lacey

**MEMBERS ABSENT:** Sean Dittrich (Alt.), Ernst Oidtmann\*

**STAFF PRESENT:** Mark Goodwin (GIS Coordinator)

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**1. CALL TO ORDER:**

A. Chair Riley called the meeting to order at 5:35 PM.

\*Mr. Ernst Oidtmann, Con Com member, is an audience member today. He has recused himself from his Con Com role today, due to his involvement with the U.V.L.T.

**2. PUBLIC HEARING ITEMS:**

A. Public hearing for the purposed 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 Road, Lebanon, New Hampshire, Tax Map 28, Lot 14, Lebanon, New Hampshire. 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.

This land is being donated by Sally & Jerry Rutter.

Mr. Craig Privett, Conservation Project Manager, representing the Upper Valley Land Trust, provided some background information about U.V.L.T. as well as this specific land being donated by Mr. & Mrs. Jerry Rutter. He shared a Power Point presentation with maps of the land being donated (Phase 1) detailing that this land is a Significant Ecological Area (SEA), including wildlife habitat, connectivity to other protected lands, wildlife corridor information, scenic benefits to the Public (over 2,000 feet of frontage on Stevens Road), etc. This is also a substantial land protection opportunity for the City of Lebanon.

To help with the costs associated with this transaction, they are seeking contribution from the Lebanon LOST fund. This requires approval of the Lebanon Conservation Commission along with a public hearing.

Ms. Hirai thanked the Rutters, and the U.V.L.T. for their generous gift and for the work that the trust is doing.

Mr. Lacey also thanked the Rutters for this wonderful gift.

Mr. Rutter said there is an archeological site (a barn) on this site. Mr. Rutter taught archeology at Dartmouth College.

Mr. Goodwin also conveyed his appreciation to the Rutters, for their generous donation of this important open space.

Mrs. Sally Rutter shared a story about this land. Many years ago, this land was put up for sale. As soon as she saw the for-sale sign, she rushed home and told her husband Jerry that they had to buy this land, since she knew that there was a big developer wanting to build another big condominium complex there. The Rutters wanted to keep this land “raw”. So, they purchased it and have maintained their vision.

***Mr. Donald Lacey MOVED to authorize the expenditure of up to \$21,000 from the Lebanon Open Space Trust (L.O.S.T.) Fund, as a contribution towards the Upper Valley Land Trust’s purchase and permanent protection of the property located on Stevens Road, Lebanon, New Hampshire, Tax Map 29, Lot 14, Lebanon, New Hampshire.***

***The expenditure is conditional upon documenting the transaction within a money transfer services agreement signed by the City Manager and the Upper Valley Land Trust.  
Secoded by Ms. Barbara Hirai.***

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

Chair Riley again thanked Mr. Privett, and Mr. & Mrs. Rutter.

Mr. Goodwin explained the next steps of this process will be to have the Conservation Commission request the City Council have a meeting to take the acquisition of this land via a public meeting (Phase 2). It was agreed this will likely be in the fall 2025. Mr. Privett will keep them abreast of the progress of the first phase.

### **3. ADJOURNMENT**

***Ms. Susan Almy MOVED to adjourn the meeting  
Secoded by Ms. Barbara Harai***

***\*The Vote on the MOTION was approved unanimously***

**The meeting was adjourned at 5:54 PM by Chair Riley.**

Respectfully submitted,  
Cinda Mersel  
Recording Secretary