



**LEBANON CONSERVATION COMMISSION
THURSDAY, SEPTEMBER 11, 2025 - 5:30 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: 468 709 455#). If you have trouble accessing this meeting, please [email Mark Goodwin](#)

2. Living in Lebanon Focus Group Housing Discussion

- A. Housing and Land Conservation Focus Group facilitated by Steve Whitman and Zak Brohinsky of Resilience Planning & Design (1 hour)

3. Approval of Minutes

- A. June 12, 2025
B. June 12, 2025 Site Walk

4. Open to the Public

5. Permit Review

- A. None

6. Study Items

- A. Ranger Introduction (15 minutes)
B. Conceptual Review for Planning Board application: **SPNH Mount Support, LLC, Mount Support Road (Tax Map 24, Lot 1, Plot 100), zoned R-1 & RL-3**: Applicant requests conceptual review per Section 4.3.B of the Site Plan Review Regulations of a proposed 260-unit residential development consisting of three (3) 4-story multi-family dwellings. **PB2025-42-CON** (30 minutes)
C. 2026 Con Com Budget (30 minutes)

7. Committee Reports

- 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**
- 10. Adjournment**

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public who wish to attend remotely may do so by going to 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 disrupt virtual or phone connection(s), the meeting will continue without remote access capabilities.

Any person with a disability who wishes to attend this public meeting and needs additional accommodation, please contact the ADA coordinator at City Hall by calling 603-448-4220 at least 72 hours in advance so that the City can make any necessary arrangements.

DRAFT

**LEBANON CONSERVATION COMMISSION
MEETING MINUTES
Remote Via Microsoft Teams
LebanonNH.gov/Live
June 12, 2025
6:30 PM**

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

MEMBERS ABSENT: Sean Dittrich (Alt.), Bruce James (Vice Chair)

STAFF PRESENT: Mark Goodwin (GIS Coordinator)

1 **1. CALL TO ORDER:**

2
3 A. Chair Riley called the meeting to order at 5:31 PM.

4
5 **2. APPROVAL OF MINUTES:**

- 6
7 A. March 13, 2025
8 B. April 3, 2025 Site Walk
9 C. April 10, 2025
10 D. May 8, 2025 Special Meeting
11 E. May 8, 2025
12 F. May 22, 2025

13
14 Minutes were discussed after Permit Reviews A & B. Minutes were approved with stated amendments.

15
16 *Mr. Ernst Oidtmann MOVED to approve all Minutes, with amendments as noted except May 8, 2025,*

17 *Special Meeting Minutes were approved as written.*

18 *Seconded by Mr. Don Lacey*

19
20 **The MOTION was approved unanimously*

21
22 **3. OPEN TO THE PUBLIC:**

23
24 Mr. Mark Goodwin read the Preamble.

25
26 **4. PERMIT REVIEW:**

- 27 A. **Saxon Real Estate Partners, LLC, 0 Mount Support Rd. (Tax Map 24, Lot 1, Plot 100)**
28 – Pursuant to Section 401.5 of the Lebanon Zoning Ordinance, review and comment of a
29 Zoning Board Special Exception Application for construction of a new 3-building, 4-story
30 residential apartment complex with podium and surface parking, amenities, 0 Mt. Support
31 Rd. – The Marek (20 minutes)

32 The Conservation Commission needs to respond to the ZBA about this wetland application.

1 The **application** has not changed as Saxon is waiting to hear from DES. Saxon was again represented this
2 evening by Mr. Dave Fenstermacher, and Mr. Brendan Gilmore. Saxon wanted to share the information
3 with ConCom in advance of presenting this to ZBA.

4
5 ConCom the opportunity to ask questions regarding the wetland impacts, and the Saxon team answered
6 them.

7
8 **Mr. Don Lacey MOVED to approve the following:**

9
10 **The Lebanon Conservation Commission recommends that the Lebanon Zoning Board of**
11 **Adjustment (ZBA) approve the following application:**

12
13 **Saxon Real Estate Partners, LLC, 0 Mount Support Rd. (Tax Map 24, Lot 1, Plot 100) – Major**
14 **Impact Application, for construction of a new 3-building, 4 -story residential apartment complex**
15 **with podium and surface parking, amenities, and landscape improvement that would include 106**
16 **SF of temporary impacts and 12,623 SF of permanent impacts.**

17
18 **Seconded by Mr. Ernst Oidtmann**

19
20 ***The MOTION was approved 6-1**

- 21
22
23 B. **Brickyard One Nominee Trust c/o Richard Marchese, LLC, 0, 174 Hanover St. Ext. &**
24 **238 Hanover St. (Tax Map 48, Lots 1, 2, and 4 and Tax Map 63, Lot 1) – Review and**
25 **Comment on NHDES Wetland Major Impact Application for construction of a new multi-**
26 **family planned unit residential development with associated parking, stormwater**
27 **management, utilities, landscaping, and pedestrian/vehicular access. A total of**
28 **approximately 1,931 SF of Temporary impacts and 2,417 SF of permanent impacts are**
29 **proposed by the project development. CC2025-04 No DES #2025-01128. Pursuant to**
30 **Section 401.5 of the Lebanon Zoning Ordinance, this project requires approval of a Special**
31 **Exception from the Lebanon Zoning Board of Adjustment (ZBA), as such, the Conservation**
32 **Commission will be providing comment to the ZBA as part of the application review. (30**
33 **minutes for DES review, 15 minutes for ZBA review)**

34
35 Many Conservation Commission members participated in a site walk at the above location earlier today;
36 Chair Riley stated that this was very helpful.

37
38 Speakers representing this project included Mr. Chris Wilkes, Mr. Gil Alexo, and Mr. Richard
39 Whitehouse (remote), along with Mr. Dave Fenstermacher.

40
41 This project is proposing some limited wetland impact related to the two new stream crossings. They are
42 along systems on site at the narrowest points of those wetlands at the crossings; edge impact required
43 there. A 3rd impact is proposed on Hanover St., which was a condition of the planning board, to extend
44 the sidewalk there.

45
46 This project will have 831 square feet of permanent impacts and 253 square feet of temporary impact on
47 the wetlands. There is also a tier 3-stream, and they are proposing 19' box culverts with an open bottom,
48 along with a 2' wildlife and organism passage. He spelled out temporary and permanent impacts to the
49 stream bank and they shared an exact chart with the Con Com (see screen/Agenda Packet). They are also
50 going to restore the stream area by removing a chimney that was left there decades ago, probably during
51 the Densmore Brickyard development. There is a second culvert near Hanover street, and they plan to do

1 stream restoration. And finally, there is a wetland culvert, and they are proposing to take that culvert out
2 and restore that area to a vegetated swell to enhance hydrological connectivity between the wetland and
3 the stream.

4
5 They also did an intensive flood study, and they took this into consideration as they planned this project.
6 Consequently, this will reduce flood flow by two feet compared to what is there today.

7
8 This team asked for any follow up questions from today's site visit.

9
10 Chair Riley thinks that the stream is an amazing resource on this site, and she is glad that they are
11 repairing as much of the bed and bank as they can. She asked if there is any natural riparian
12 vegetation that is part of this restoration? Their reply was they will focus on bank stabilization, and they
13 will put down logs as a natural, temporary solution while vegetation gets reestablished there. They will
14 also apply a native plant seed mix (and will use this at the wetland swell area too). They named
15 Dogwood, Speckled Alder, as well as some grasses, etc. They use New England Wetland Plants to source
16 the seed mixes. This will improve upon this area. They are aware of the many invasives there and will
17 use clean equipment, and a team will do weekly inspections at this job site, to ensure compliance.

18
19 The applicant is proposing a 19 ft. wide crossing. The stream worksheet from DES indicates that based on
20 the stream, there needs to be a 33 ft. crossing. This is referred to as the entrenchment ratio (how much
21 room are you giving the stream to flood); this is the only criteria that this project doesn't meet. It does
22 not add any value. They have put in for an alternative design review from DES. They have encountered
23 this exact issue before and have gotten approval.

24
25 Mr. Lacey asked what the downside is to not having the 33' crossing. Mr. Wilkes reiterated that this
26 project as planned *improves upon* the current flood risk. They analyzed this based on hydraulics.

27
28 Mr. Fenstermacher also reminded them that there was a significant investment to acquire the land to the
29 North, so that they could cross at a more minimal width there, having less wetland impacts. The numbers
30 support this project the way it is.

31
32 Mr. Oidtmann asked about wildlife corridors. They have planned for these on both the North and South of
33 this project, a total of 7 acres.

34
35 Mr. Gil Alexo said that the site work will be done before any construction starts.

36
37 Ms. Hirai was complimentary of the work they did at 343 along the bank and thanked them. She is
38 hopeful that the stream at this new project will look better than it does now; Mr. Fenstermacher indicated
39 that it will.

40
41 Ms. Riley asked if they could work with the City about the sidewalks near Hanover High School on
42 Hanover Street. She would like to see less impact on trees and wetlands. Mr. Fenstermacher said they will
43 work with the City on this, and that this team is in agreement with ConCom that the sidewalk plan needs
44 to be modified. He said they are dedicated to bearing some of the costs of the sidewalk.

45
46 ***Mr. Ernst Oidtmann MOVED to approved the following:***

47
48 **The Lebanon Conservation Commission recommends that the NH Department of Environmental**
49 **Services (DES), *approve* the following application:**

50

1 The Lebanon Conservation Commission recommends that the NH Department of Environmental
2 Services (DES) approve the following application:

3
4 **Brickyard One Nominee Trust c/o Richard Marchese, LLC, 0, 174 Hanover St Ext & 238 Hanover**
5 **St (Tax Map 48, Lots 1, 2 and 4 and Tax Map 63, Lot 1) - NHDES Wetland Major Impact**
6 **Application for construction of a new multi-family planned unit residential development with**
7 **associated parking, stormwater management, utilities, landscaping, and pedestrian/vehicular**
8 **access. A total of approximately 1,931 SF of temporary impacts and 2,417 SF of permanent impacts**
9 **are proposed by the project development. CC2025- 04 No DES #2025-01128.**

10
11 **With the Following Conditions:**

- 12 • **DES and the applicant continue to identify crossing / bridge designs that provide optimal**
13 **ecological benefit within the realm of what is practical to require**
- 14 • **DES pay particular interest to the proposed stream bank restoration, including invasive**
15 **plant removal, native plantings, and the removal of historic culvert structures**
- 16 • **DES should be aware that the dead-end section of Hanover Street, in close proximity to the**
17 **proposed project, is a known amphibian crossing “hot spot”**
- 18 • **The ConCom desires the applicant continue to work with the City to minimize the wetland**
19 **impacts associated with the proposed sidewalk, as well as impacts to existing trees.**

20
21 *Seconded by Mr. Chris Johnson*

22
23 **The MOTION was approved unanimously*

24
25 The ZBA review was discussed next.

26
27 *Mr. Don Lacey MOVED to approve the following:*

28
29 **The Lebanon Conservation Commission recommends that the Lebanon Zoning Board of**
30 **Adjustment (ZBA) approve the following application:**

31
32 **Brickyard One Nominee Trust c/o Richard Marchese, LLC, 0, 174 Hanover St Ext & 238 Hanover**
33 **St (Tax Map 48, Lots 1, 2 and 4 and Tax Map 63, Lot 1) - NHDES Wetland Major Impact**
34 **Application for construction of a new multi-family planned unit residential development with**
35 **associated parking, stormwater management, utilities, landscaping, and pedestrian/vehicular**
36 **access. A total of approximately 1,931 SF of temporary impacts and 2,417 SF of permanent impacts**
37 **are proposed by the project development. CC2025- 04 No DES #2025-01128.**

38
39 *Seconded by Mr. Chris Johnson*

40
41 **The MOTION was approved unanimously*

42
43 **5. STUDY ITEMS:**

- 44
45 A. Review and Comment on the Environmental Justice Report (30 minutes)

46
47 *Ms. Susan Almy MOVED to extend the meeting until 9:15PM*

48 *Seconded by Ms. Barbara Hirai*

49
50 **The MOTION was approved Yay 6, Nay 1*

51

1 Chair Riley read a document about The Environmental Justice Task Force that formed in Lebanon back in
2 2023. The DRAFT report was provided in the Agenda Packet for today’s meeting. Chair Riley was on
3 this Task Force representing The Conservation Commission. She opened the floor for any comments or
4 critical feedback from ConCom members; these will need to be submitted by June 20, 2025.

5
6 Mr. Oidtmann had a specific recommendation which he handed to Chair Riley. Other members asked
7 questions and Chair Riley addressed each. This Environmental Justice Task Force was very
8 comprehensive and as such, there is much to consider.

9
10 ***Ms. Barbara Hirai MOVED to extend the meeting an additional 5 minutes to 9:20PM***
11 ***Seconded by Mr. Don Lacey***

12
13 ****The MOTION was approved Yay 6, Nay 1***

14
15 Ms. Almy provided a handout of a decision that passed the State House and Senate of New Hampshire
16 earlier today, that will allow for Conservation Commissions to move excess funds into Cities’ General
17 Funds accounts.

18
19 Mr. Goodwin said that this is an expansion of what Con Com typically uses these funds for. He also
20 added that there will actually never be a *surplus* of these funds, because they have 2,000 acres to take care
21 of. He also said it would be the decision of The Conservation Commission to *offer* these funds.

22
23 Ms. Almy is concerned because of some cities having financial pressures.

24
25 Mr. Lacey said he wants to see what other communities do before they make any decisions.

26
27 Chair Riley read part of the Bill text, and states RSA31.113 references a special forest maintenance fund,
28 which Con Com does not have. It is not about a loss fund, which is what ConCom has.

29
30 **6. COMMITTEE REPORTS:**

- 31
32 A. Biodiversity Group (Invasives)
33 B. Stewardship
34 -Ranger
35 -Trail Coordinator
36 -Monitors and Stewards
37 C. Wild about Lebanon
38 D. Amphibian Crossings
39 E. LUCT/Current Use
40 F. Other Subcommittees

41
42 **7. OTHER BUSINESS:**

- 43
44 A. FYIs
45 B. Follow Up
46 C. Workshops and Educational Opportunities

47
48 **8. FUTURE AGENDA ITEMS:**
49
50
51

1 **9. ADJOURNMENT:**

2

3 **The meeting was adjourned at 9:26 PM by Chair Riley.**

4

5 Respectfully submitted,

6 Cinda Mersel

7 Recording Secretary

8

9

10

11

DRAFT - Minutes

**CITY OF LEBANON
CONSERVATION COMMISSION**

June 12, 2025

**Densmore Brickyard 174 Hanover Street Extension & 238 Hanover St
(Tax Map 48, Lots 1,2 & 4; Tax Map 63, Lot 1)**

MEMBERS PRESENT: Sarah Riley (Chair), Erling Heistad, Ernst Oidtman, Barbara Hirai,
Donald Lacey, Susan Almy

MEMBERS ABSENT: Chris Johnson; Bruce James (Vice Chair)

OTHERS PRESENT: VHB Project Team Members

STAFF PRESENT: Mark Goodwin (Senior Planner / GIS Coordinator)

The group initiated the site walk at 3:00 pm. The group walked from southwest to northeast and visually inspected the wetlands proposed to be impacted as part of the Densmore Development Project. The site walk concluded at approximately 3:40 pm.

Respectfully submitted,
Mark Goodwin
Senior Planner / GIS Coordinator



August 11, 2025

Ref: 52980.00

City of Lebanon Planning Board
51 North Park St
Lebanon, NH 03766

Re: Conceptual Site Plan Review
Project Narrative
0 Mount Support Road
Tax Map 24 Lot 1-100

Dear City of Lebanon Planning Board,

Project Description

The proposed project involves the construction of three, 4-story residential apartment complex buildings with podium and surface parking, amenities, and landscaping, known as The Marek West ("Project") at 0 Mount Support Road, adjacent to 343 Mt. Support Road, in Lebanon, New Hampshire. The Project is westerly adjacent to a previously permitted residential project. The development parcel ("Site") is located approximately 1 mile south of the Dartmouth-Hitchcock Medical Center and approximately 3 miles south of Dartmouth College. The Project is targeted to serve employees of the medical center and other local residents. The Site is identified as Parcel 1 on Tax Map 24 Lot 1-100, is zoned for residential development, and is owned by SPNH Mount Support, LLC. In total, the Site encompasses approximately 58 acres, which was subdivided from a larger 75-acre parcel.

The parcel consists of sloping elevations on mostly forested land. The proposed development area is smaller and focused on approximately 6 acres. The Site is currently undeveloped, but it was previously logged at various times, and rock quarrying and earthen material removal activities also occurred. The proposed development would share an entrance drive to an adjacent residential development located at 343 Mt. Support Road. Several multi-family complexes and apartment buildings are present in the general area. Other properties to the west are forested (zoned as rural lands) and have many hiking trails, including trails to the top of Quarry Hill to the south of the Site.

Permitting

As there is wetland impacts proposed, a Special Exception from the ZBA was applied for and granted with a positive Conservation Commission recommendation. As it relates to the wetlands, the applicant has concurrently submitted an NHDES Wetlands Permit application to the state, which is pending final review. The site is also subject to the NHDES Alteration of Terrain Permit for stormwater design approval, which will be applied for after the full design plans have been developed for Site Plan Review.



Conformance with the Master Plan

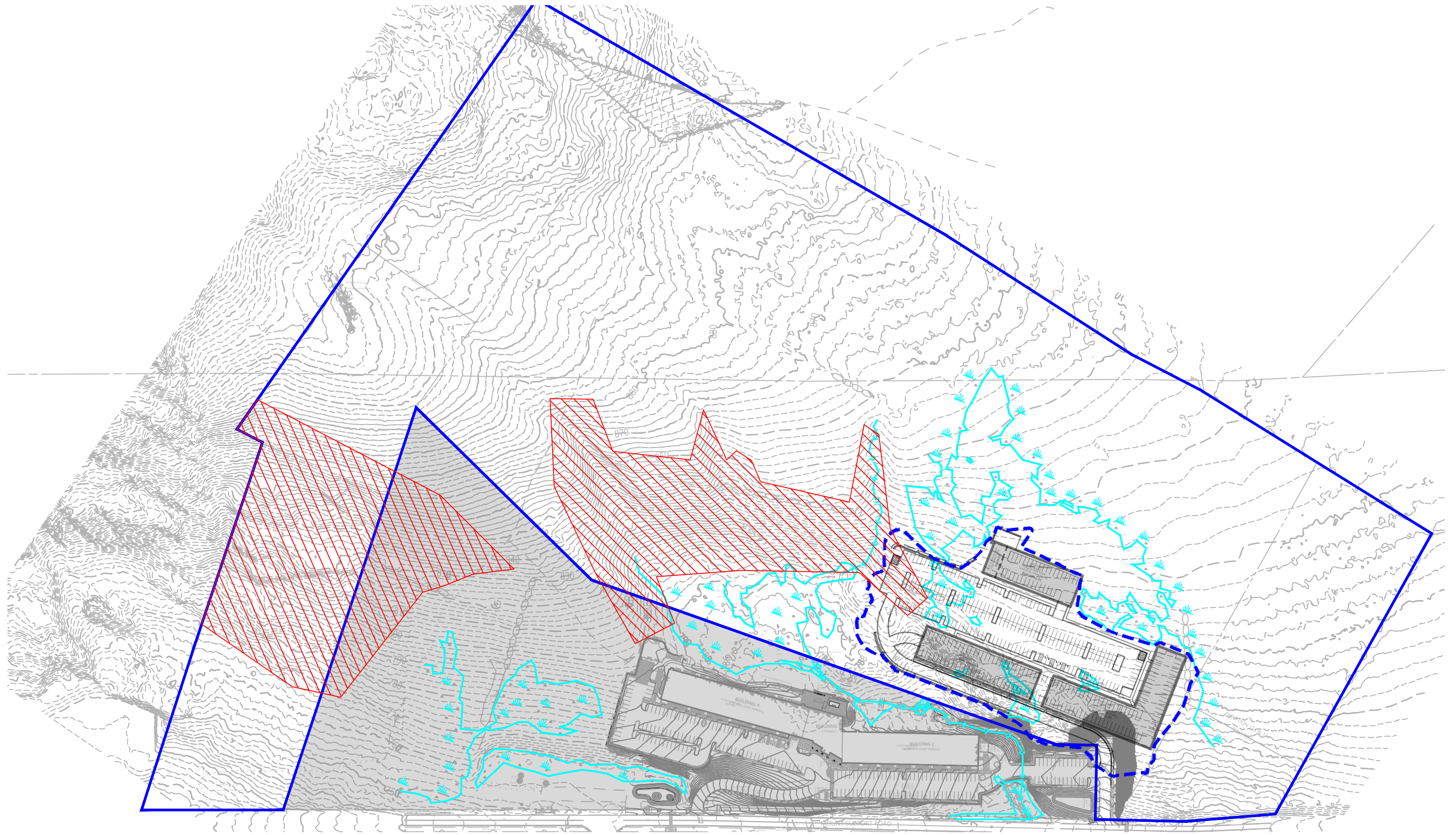
The Northern Lebanon Community Plan encourages the introduction of a range of housing types and higher density residential options to accommodate the City’s growing population and workforce demands. Consistent with that plan, the proposed 260-unit multifamily development located at 0 Mt. Support Road offers a mixture of studio, one- and two-bedroom apartments in an already developing corridor. The project further supports the overarching goals of the Northern Lebanon Community Plan in several important ways. The project advances Strategy 1 with a substantial expansion of the adjacent wildlife corridor conservation areas and an extension of the adjacent trail system maintained by the Upper Valley Mountain Biking Association. The project advances Strategy 2 by building near key corridors already prioritized for pedestrian and multimodal enhancements with the Advanced Transit bus line and multi-use path both located to the front of the project on Mt. Support Road. With its proximity to DHMC and the many businesses along the Rt 120 corridor, the proposed development also reinforces the plan’s vision of increasing housing opportunities in close proximity to economic hubs, a major theme of Strategy 3. In summary, the project’s type of housing in this location together with the substantial expansion of the wildlife corridor area promotes smart growth while also expanding conservation lands.

Thank you for your time and consideration of the project.

Sincerely,

A handwritten signature in blue ink, appearing to read "D Fenstermacher", with a long horizontal flourish extending to the right.

Dave Fenstermacher, PE
Managing Director

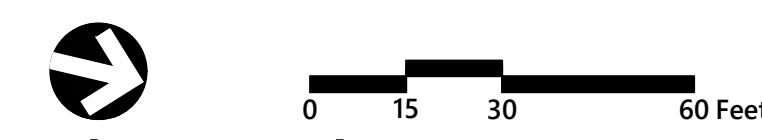
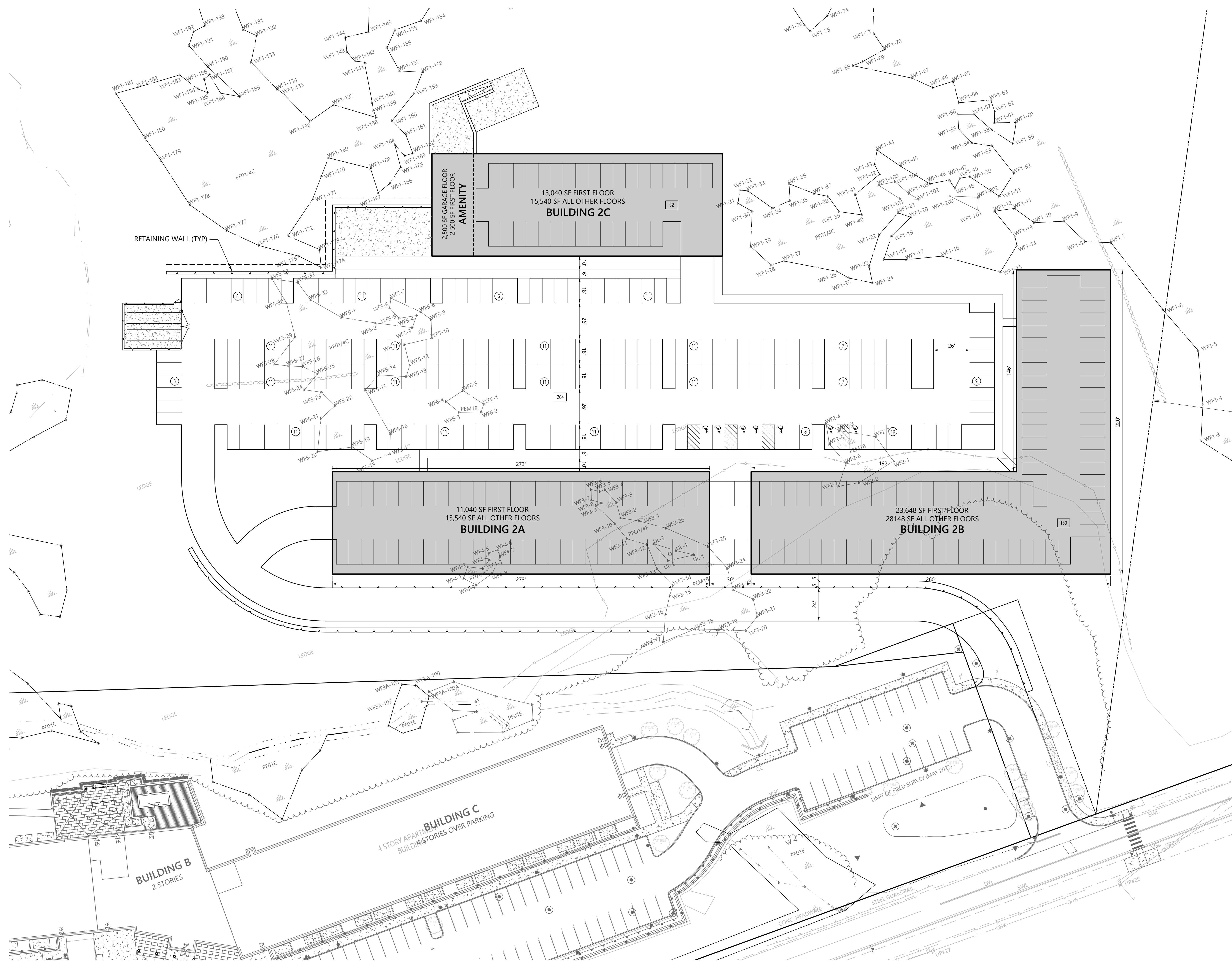


LEGEND			
STREAM		343 MOUNT SUPPORT ROAD PROPERTY	
WETLAND		THE MAREK WEST PROPERTY LINE	
LIMIT OF WORK		SLOPES > 25%	




 Site Constraints
 The Marek West
 Lebanon, NH

Figure 1
 August 2025
 Page 12 of 13



The Marek West
at Lebanon, NH
0 Mount Support Road
Lebanon, New Hampshire

No.	Revision	Date	App'd.

Designed by: **SJF** Checked by: **DHF**
Issued for: **Permitting** Date: **August 11, 2025**

Drawing Title:
Conceptual Site Plan Layout

Drawing Number

CSP 1.00

Sheet 1 of 1

Project Number: **52980.00**