

FINAL

**LEBANON HERITAGE COMMISSION
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE
WEDNESDAY SEPTEMBER 10, 2025 6:00 PM**

MEMBERS PRESENT: Nicole Ford Burley (Chair and City Historian), Matt Smith (Vice Chair), Jeremy Rutter (Planning Board Rep.), Brian Ware

MEMBERS ABSENT: Karen Zook (Alt. Council Rep)

STAFF PRESENT: Catheryn Hembree (Associate Planner, Planning Department)
Nathan Reichert (Director of Planning & Development)

1. CALL TO ORDER

Chair Ford Burley called the meeting to order at 6:09pm. Ms. Hembree reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

2. APPROVAL OF MINUTES – August 13, 2025

Amendments:

Page 2, Line 29: Change “group” to “grow”

Page 3, Line 21: Edit to read “They agreed to contact the City Manager to voice the Heritage Commission's concerns about the physical integrity of the Stone Arch underpass.”

Page 3, Line 33-34: Add “by National Register of Historic Places” after “approved”

A MOTION was made by Jeremy Rutter to approve the August 13, 2025 Meeting Minutes as amended. The MOTION was seconded by Matt Smith.

** The vote on the MOTION was approved (4-0).*

3. PUBLIC REVIEW - None

4. STUDY ITEMS

Chair Ford Burley said the group will discuss Agenda Item 4B first, which is out of the order of agenda for this meeting.

B. Discussion re: Pattern Zones Zoning Amendment

Ms. Hembree gave an overview of the pattern zoning overlay district and the proposed zoning amendments. She explained that pattern zoning involves building homes designed to be similar or to or familiar with other homes in the neighborhood. She said the City planned to ask interested developers to use plans from an approved book of designs. She said issues arose from the proposed designs because they were created by designers that were not familiar with north / northeastern climates and weather conditions; she said the designs were deemed impossible to be

executed in Lebanon. Mr. Reichert said the City's Planning Department was working on creating its own book of designs and suggested the Heritage Commission could take on the responsibility of reviewing any proposed home designs that may have elements outside the approved designs.

The group discussed the possibility of taking on the review of pattern house designs, given the limited time/resources of the Heritage Commission members. The group agreed to take on the responsibility. Ms. Hembree and Mr. Reichert said they would make the suggestion to the City Council. Mr. Reichert asked the Commission members to review the proposed zoning amendment language and send comments to him via email.

A. Master Plan Chapter

Chair Ford Burley asked the members of the group to provide comments and input on the Outcomes and Strategies Section to be reviewed at the next meeting. She said she would like to have the Chapter edits finalized at the next meeting.

Chair Ford Burley said the Historical Society is partnering with residents to develop Rail Trail signs. She said she will share the signage work that has been done (but has been on hold because of a lack of funding). She confirmed that there will not be an Open House at Soldiers Memorial Building during the Farmers Market this week.

5. OTHER BUSINESS

Ms. Hembree said her son's second-grade class did a walking field trip today through the downtown Lebanon tunnel and especially liked the transportation portion of the mural. Mr. Smith noted his son's fourth-grade class is studying New Hampshire history, but there really was not much on local history. He proposed a future agenda item to discuss engaging the Lebanon Schools' fourth grade programs to incorporate some local history into the New Hampshire history content. He noted the kiosk near Salt Hill Pub could be utilized by the fourth-grade class to generate some local history material.

Chair Ford Burley said the Osher Lifelong Learning Institute (Dartmouth College) had contacted the Historical Society about doing a walking tour of the Colburn Park Historic District. She said she will conduct the tour on October 3 at 1pm..

Mr. Smith said he was told the Upper Valley Music Center would be interested in participating in a 250th celebration. He said AVA Gallery would also be interested in participating. He said he has not contacted the Lebanon Opera House about it yet. Mr. Ware said he has contacted the Hartford 250 Committee about what the group is working on.

6. OPEN TO THE PUBLIC - None

7. ADJOURNMENT

Chair Ford Burley adjourned at 7:32pm.

Respectfully Submitted,
Paula Roux
Recording Secretary