

FINAL

**LEBANON CONSERVATION COMMISSION
MEETING MINUTES
MEETING ROOM 1
Remote Via Microsoft Teams
LebanonNH.gov/Live
November 13, 2025
6:30 PM**

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

MEMBERS ABSENT: none

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

****There is no recording for this meeting until item 5, Study Items, starting at approximately 7:00 PM. Amendments are below, as written in RS notes.**

Chair Riley started with “petitioned amendments, stating she was taking these out of order.

1. CALL TO ORDER:

A. Chair Riley called the meeting to order at 6:31 PM.

2. APPROVAL OF MINUTES:

A. September 11, 2025

Correct to reflect that Mr. Bruce James was in attendance

Pg. 1, lines 13 & 15, spelling of last names provided

Pg. 3, line 9, change to Wilmot

Pg. 3, line 39 tweaked sentence

Page 4, line 39, delete an r from Forest

Pg. 5, line 16 True’s Ledges

Pg. 6 line 8, delete the word Organization for Red Bird Consulting

Pg. 6, line 25, delete West

***Mr. Ernst Oidtmann MOVED to approve the minutes as amended
Seconded by Mr. Chris Johnson***

****The MOTION was approved (5-0)***

Barbara Hirai Abstained since she was absent from that meeting

B. October 9, 2025

Pg. 2, line 4, correct name to Spaulding

Pg. 3, line 5, change Mr. Erling to Mr. Heistad

Pg. 3, line 34, changed glazed to blazed

Pg. 3, line 48, change sized to scythed

**Mr. Chris Johnson MOVED to approved the minutes as amended
Seconded by Mr. Ernst Oidtmann**

***The MOTION was approved (6-0)**

3. OPEN TO THE PUBLIC:

4. PERMIT REVIEW: None

5. STUDY ITEMS:

A. Review and comment on proposed Zoning Amendments

**Resident proposed amendment #3 adding “Vehicular Repair” as an allowed use within the City’s
Light Industrial zone**

Chair Riley began this discussion with Citizen Petition Amendments. Mr. Chip Brown, a local Commercial real estate expert, attending this meeting remotely, submitted an amendment to add vehicular repair to Industrial Use (page 104) , and referenced a letter dated August 21, 2025 to the City Council.

Mr. Brown said that he also provided some examples which he did not see in the meeting package. He said that this looks like Class A Industrial and requires large sites (e.g. 3-4 acres) and includes a 25,000 square ft. steel building that is part of this. It is auto repair but quite different than in the past, and the new format is exclusive to auto body repair. Currently, vehicle repair is only allowed in General Commercial, but the majority of General Commercial has much smaller lot sizes. This is not “retail focused” and does not need traffic flow to see their building, rather they need a large site. Regarding the environment, since it is not a mechanical shop, there are no oil or fluid disposal issues there. This business is very environmentally sensitive and uses a water-based paint product, BASF 100 Line, considered a top-of-the-line product.

Inside the shop is a dustless environment where they maintain state-of-the-art dust collection systems, the floors are kept immaculate with scrubbers, but it does not align with where it is and what is currently allowed.

Ms. Riley said that she does not see any conservation implications for this proposal and thinks it is more strictly a planning matter. The question was posed regarding the way the proposal is written, “adding vehicle repair”, how would they ensure that going forward, others would be as environmentally conscientious as Key Auto. Mr. Nate Reichert, Director, Planning & Development , said that this would be addressed by Planning in the future, as needed.

**Mr. Don Lacey MOVED that the Lebanon Conservation Commission make the following comment to
City Council: The Conservation Commission does not think this rezoning request has any
conservation environmental/natural resource impacts that they can speak to.**

Seconded by Mr. Ernst Oidtmann

***The MOTION was approved (6-0)**

Resident Amendment #2 was addressed next, page 99, b., **Petitioned Amendment 2: Map
Amendment Rezone Parcel 26-2 on Etna Road from IND-L and RL-3 to GC-1.** Representative Dan Nash, PE (not in attendance). Ms. Riley provided background to this proposal from Mr. Dan Nash; it is a proposal to rezone all or part of 26-2 to GC-1.

Ms. Riley is against the City Council approving this for the reasons they previously stated including the fact that this is an area of significant natural resources, there are steep slopes, there is surface and ground water, and this proposed amendment would have an adverse effect on the wildlife corridor that runs through the area and would impact the abutting Nicole Cormen Memorial Nature Preserve.

Mr. James, Vice Chair, stated that hydrologically concerning watershed and wildlife corridor wise, this conservation area is an important drainage way and *any changes to this connectivity* would negatively impact water flows.

Since the representative for this proposal was not present, Con Com did not have the opportunity to ask any questions. Therefore, they read the proposal as written and noted above.

Mr. Chris Johnson MOVED that the Conservation Commission does not recommend approval of the proposed amendment as there are significant natural resource elements that exist on parcel 26-2. Furthermore, the proposal is in direct conflict with proposed zoning amendment #6 which the Conservation Commission strongly endorses. Seconded by Ms. Hirai

****The MOTION was approved (6-0)***

- a. **Petitioned Amendment 1: Map Amendment Rezoning of Parcels along Old Pine Tree Cemetery Rd. from RL-2 to R-3.** Representative Dan Nash, PE

The Conservation Commission reviewed pg. 92 (94 of the PDF document), along with the map provided by the applicant.

There are already several projects approved in this area along with open space being committed to. This proposal is to extend Residential 3 area into steep slopes, wildlife and amphibian crossing areas. There are also issues with this proposed amendment for both Planning and Public Works.

Chair Riley MOVED that the Conservation Commission recommends that the City Council not approve petition amendment 1 as presented in the November packet. The area in question along Old Pine Tree Cemetery Road is an area of very steep slopes and is a significant amphibian migration location, located between the Mascoma River flood plain and significant upland forests. Seconded by Mr. Don Lacey

****The MOTION was approved (6-0)***

Mr. Erling Heistad arrived at approximately 8:00PM.

Mr. Reichert provided a concise description of Zoning Amendments 1-4, and 11-20.

Mr. Oidtmann MOVED that the Lebanon Conservation Commission does not think that proposed zoning amendments 1, 2, 3, 4, 11, 12, 13, 14, 15, 16, 17, 18, 19, & 20 have any conservation environmental/natural resource impacts that they can speak to. Seconded by Mr. Chris Johnson

****The MOTION was approved (7-0)***

Next, the Conservation Commission discussed the map amendments.

Amendment 5: Centerra/Altaria – They showed maps of the CBD (Central Business District), along with residential rural, and rural along with the Medical Center and their properties in the Centerra and Altaria areas.

Referencing this area, Chair Riley said that the land at Rix Ledges Conservation area is protected and that the mission of Rix Ledges is not recreation, and it is managed as a trailless space, and is not there for human recreation . It is written in the description of the property, and the land trust is beholden to the DES. Chair Riley said there are other areas to have soft boundaries, but this is not the place, and she suggest leaving it “pink”, IND-L rather than “brown”, GC-1, thereby providing a buffer. She recommended approval for everything here except for the Altaria brown line along the right.

Vice Chair James does not think of IND-L as a buffer, and he would prefer to have this be GC-1, rather than IND-L. He has fewer concerns about dogs and people and cited numerous reasons including the aesthetics, waste, noise, human habitation and he sees IND-L as having much more adverse environmental impact than GCI-1. He thinks that the boundary should be dealt with at the site planning level, and he also said it is important that they speak up about this proposed zoning.

Mr. Goodwin commented on the RL-3 (green area), a preservation area. His observation is that the area is less impacted by some businesses than residential areas, because people leave at the end of the day. It is the behavior of the people that makes the difference. Mr. James, Vice Chair, does not see human impacts as being that significant unless there are a lot of people doing things like camping, kids building forts, etc. Mr. Heistad concurred that impact on the land tends to depend on the attitude of the people that live there, giving Prospect Hills as an example.

Mr. Lacey MOVED that the Council approve the proposed amendment excepting the Altaria lots along the eastern lots along the eastern area of the graphic depicted (brown, GC-1)
Seconded by Mr. Johnson

****The MOTION was approved (6-1)***

Chair Riley MOVED to extend the meeting 30 minutes until 9:30PM.
Seconded by Ms. Hirai

****The MOTION was approved (6-1)***

Mr. Don Lacey MOVED that the Conservation Commission recommend that the proposed zoning be approved excepting the Altaria lots along the eastern area of the graphic depicted.
Seconded by Mr. Johnson

****The MOTION was approved (6-1)***

Ms. Hirai MOVED to reconsider their comments they made on Amendment 5.
Seconded by Mr. Johnson

****The MOTION was approved (7-0)***

Map Amendments and corresponding text amendments:

- a. Amendment 5: Centerra/Altaria

Mr. Lacey MOVED for reconsideration of the term they used in the MOTION above and that Council approve the proposed amendment excepting the Altaria lots along the eastern area of the graphic depicted

because of the potential negative impacts of increased residential density on the adjacent ecological preserve.

Seconded by Mr. Oidtmann

**The MOTION was approved (6-0)*

Vice Chair James abstained on this amendment to the MOTION.

b. Amendment 6: **Northern Lebanon Map Amendment - Conservation Area**

The solution to expand RL-3 as well as the industrial lots already developed, including Rix Ledges and the Quarry Hills development. Mr. Goodwin said that this amendment mirrors what the Master Plan and future land use calls for and provides many more protections (Mt. Support area). It protects the natural resources.

Ms. Hirai MOVED that the Conservation Commission moves that the City Council approve the proposed amendment. The rationale being that it aligns with the Master Plan and Future Land Use Map and the recommendation in the Northern Lebanon Community Plan. This action will help protect areas of steep slopes, wetlands, and a wildlife corridor.

Seconded by Mr. Don Lacey

**The MOTION was approved (7-0)*

c. Amendment 7: **LaBombard Road (e.g. Signal Park, Hatch, Elks, etc.)**

Mr. Reichert explained this area is fairly well developed. The Hatch property already has 47 acres of conservation area, and they have added Elks/Dartmouth Coach, and they removed all properties on Etna Road, based on feedback from property owners there. All that is green on this map is included in this amendment. Ms. Riley said she has concerns about converting RL-1 and RL-3 into GC-1. She said it's important to take into consideration the topography and the tree lines and how it is zoned (e.g. Hatch property would be surrounded by GC-1).

Ms. Hirai has some concerns about the large parcels on the upper parts. Chair Riley posed if they could add steep slopes protections to GC-1? Mr. Goodwin said that small changes are okay and taking away from a map but not adding to it.

Discussions on the proposed amendments will continue in the December 11, 2025 meeting.

6. 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

7. OTHER BUSINESS:

- A. FYIs
- B. Follow Up
- C. Workshops and Educational Opportunities

8. FUTURE AGENDA ITEMS:

9. ADJOURNMENT: None

The meeting ended at 9:36PM.

Respectfully submitted,
Cinda Mersel
Recording Secretary