



**LEBANON CONSERVATION COMMISSION  
MARCH 12, 2026 - 6:30 PM  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE**

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**1. Call to Order**

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 889 585 556#). If you have trouble accessing this meeting, please [email Mark Goodwin](#)

**2. Approval of Minutes**

- A. January 29, 2026  
B. February 12, 2026

**3. Open to the Public**

**4. Permit Review**

- A. **Robert J. Oakes (Property Owner), Oakes and Son Construction, LLC (applicant), Laplante Rd, Lebanon, Tax Map 138, Lot 27 - A.** Review and Comment on Zoning Board Special Exception application. Applicant proposes an Planned Unit Residential Development and is proposing encroachment on the wetland buffer for grading, stormwater, and grass lawns. Applicant requests a Special Exception pursuant to Article IV, Section 401.4 (Permitted Uses) of the Zoning Ordinance. **CC2026-02**

**5. Study Items**

**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**

**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](http://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  
SPECIAL MEETING MINUTES  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE

Jan 29, 2026  
5:30 PM

**MEMBERS PRESENT:** Sarah Riley (Chair), Bruce James, (Vice Chair), Barbara Hirai, Chris Johnson, Ernst Oidtmann

**MEMBERS ABSENT:** Donald Lacey, Susan Almy (Alt.), Erling Heistad (Council Rep.)  
**STAFF PRESENT:** Mark Goodwin (Senior Planner)

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**1. CALL TO ORDER:**

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

**Study Item:** The Preparation of a Concise Statement Associated with Proposed Zoning Amendment #17 – Care and Treatment of Animals.

The Conservation Commission shall prepare a concise statement to appear on the March ballot with regard to the Proposed Zoning amendment, in accordance with section 1000.4.D of the Zoning Ordinance. The statement will indicate the Commission’s approval/disapproval of the proposed amendment and state reasons for such

*Ms. Barbara Hirai MOVED that Conservation Commission provide the following concise statement:*

*The Lebanon Conservation Commission does not think that proposed zoning amendment 17 “Care and Treatment of Animals” has any foreseeable conservation/environmental/natural resource impacts.*

*Vice Chair Bruce James seconded the motion.*

*\*The MOTION was approved unanimously*

**3. ADJOURNMENT**

*Barbara Hirai MOVED to adjourn the meeting, Seconded by Bruce James*

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

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

Respectfully submitted,  
Mark Goodwin  
Senior Planner

DRAFT

**LEBANON CONSERVATION COMMISSION  
MEETING MINUTES  
Remote Via Microsoft Teams  
LebanonNH.gov/Live  
February 12, 2026  
6:30 PM**

**MEMBERS PRESENT:** Sarah Riley (Chair), Bruce James (Vice Chair), Barbara Hirai, Erling Heistad, Donald Lacey, Ernst Oidtmann

**MEMBERS ABSENT:** Susan Almy (Alt.), Chris Johnson

**STAFF PRESENT:** Mark Goodwin (GIS Coordinator) , Brian Vincent, City Engineer

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1       **1. CALL TO ORDER:**

2  
3       A. Chair Riley called the meeting to order at 6:33PM.

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

6  
7       A. January 8, 2026

8  
9       Pg. 2, Line 28, add the letter u to Spaulding

10  
11       *Mr. Ernst Oidtmann MOVED to approve the minutes as amended*  
12       *Seconded by Ms. Barbara Harai*

13  
14       *\*The MOTION was approved (6-0)*

15  
16       **3. OPEN TO THE PUBLIC:**

17  
18       **4. PERMIT REVIEW:**

19  
20       **A. City of Lebanon, Hanover Street Ext., unnamed stream** – Review and Comment on NHDES  
21       Wetland Major Impact Application for the replacement of a 60” Reinforced Concrete  
22       Pipe/Corrugated Metal Pipe with a 12” wide by 4’ high open bottom box culvert. **CC2026-01-**  
23       **DES #2026-00115 (Department of Environmental Services)**

24  
25       Mr. Brian Vincent, City Engineer, and Mr. Mike Vignale attended today’s meeting representing this  
26       project. They shared a site plan map of the area to be discussed, with areas where the work is to be done  
27       outlined in red. Mr. Vincent provided them an overview of what they are proposing. The current pipe is in  
28       very poor condition, including the 60’ pipe, so much so that this resulted in a sinkhole last fall. It was a  
29       temporary fix. The proposal is a replacement of this culvert with a 4’ tall by 12’ wide reinforced concrete  
30       culvert with concrete footings on either side.

31

1 It will have concrete head walls, and they are proposing river stone with the inlet and outlet along the  
2 entrance and exit of the head walls so that these protect the stream bed with the river stone. Construction  
3 would be done working dry so to speak with a dewatering basin and the bypass there would be with  
4 cofferdam on either side, to help keep the work zone dry.

5  
6 He calculated that there will be an impact of 2,046 square feet, and 2,255 linear feet of stream impact and  
7 temporary upstream impacts would be 3,403 *square feet* as well as 24' feet of *linear feet*.

8  
9 The wetlands were shown in red for the impacted areas. The plan allows for a minimization of wetlands  
10 impact. He also showed a wetland overlay view, so that they could see the sinuous route this stream  
11 currently take. Currently it angles slightly diagonally through the areas. Chair Riley said that there are  
12 wetland impact and stream impacts on both sides of the road. She likes that they are proposing an open  
13 bottom box culvert going in here. She asked them to comment on removing some of the sinuosity of the  
14 stream and show where the stream is now versus where it will be, noting that this stream is perpendicular  
15 to the road but that its also significantly shifted and therefore will involve shifting the route of the stream.

16  
17 She asked to discuss the culvert and also that she thinks it is moving a little bit of the sinuously to the  
18 stream, and generally speaking, complicated streams are better. Mr. Vincent shared that what he is seeing  
19 is more of a linear connection so it does not have as much cross flow, but it happy to look at again and  
20 discuss with ConCom. He also added that he thinks it is less of a scour problem.

21  
22 Chair Riley added that in general the wetland impacts are one thing, but that stream impacts are another  
23 thing, and in general what is good for a stream is to encourage sinuosity as this can slow down the water.

24  
25 She continued that best management practices for stream crossings also includes reducing wetland  
26 impacts and any vegetation removal, and these would certainly be reduced if the routing of half the stream  
27 was not altered. She understands why they want to go orthogonal to the road (at a right angle). In this case  
28 it might prove worthwhile to still cross it in the slightly diagonal route that the culvert takes today,  
29 because it allows the stream to maintain its curvature.

30  
31 Vice Chair Bruce James asked what relationship this new culvert might have with the upstream water  
32 flow, and particularly the Brickyard Project. He thinks they have plans for their stormwater management,  
33 but asked if this change have any impact or will it be sufficient for increased flows from that development  
34 area?

35  
36 Mr. Vincent answered that that development did not increase flows, therefore there is no change. He  
37 elaborated that they have detention and treatment systems in place that mitigate the additional hard  
38 surfaces that are being designed.

39  
40 Mr. Erling Heistad added that the velocity will increase and that will in fact then increase the scouring,  
41 because it straightens, if you have the same starting elevation and finish elevation and shorten the distance  
42 between the two, you will have a much steeper stream flow.

43  
44 Chair Riley spoke some about the Brickyard Project, and how they got into some of the parameters that  
45 DES is looking at when you are crossing a stream, such as the entrenchment ratio, what is the ratio  
46 between the flood width and the normal bank width and what are the flows and what is the watershed  
47 area. So, for that project, they are proposing an alternative design for the crossing because of the stream

1 crossing calculations it would dictate a much more expensive and a larger span. That is what the formulas  
2 say, but she does not know about DES.

3  
4 Mr. Don Lacey asked if this is the main outlet for the entire watershed into the Mascoma River? He,  
5 along with Vice Chair James agreed that this shows how important and extraordinary the function of the  
6 wetland becomes because even with the heavy rain flows, we have had, this massive wetland area along  
7 Mount Support Road deals with this. Without these wetlands, this area would get washed out every time  
8 the area has a “100-year storm”, which have become very frequent in recent years. It speaks to the  
9 importance of the wetlands, and the bigger culvert is better. This culvert goes all the way up to the  
10 intersection of Lehar and Mount Support Road. All of these details are in today’s meeting packet. Mr.  
11 Mark Goodwin shared a watershed map to ConCom.

12  
13 Chair Riley said they can also go to [Streetstats](#) a mapping tool from USGS.

14  
15 Vice Chair James said that with the bigger culvert and given how effective this very large along wetland  
16 is compared to channeling efforts, along with them putting in a bigger culvert with an open bottom,  
17 environmentally, in terms of wetlands, this should be beneficial.

18  
19 Ms. Harai confirmed that this water flows from west to the east. Mr. Vignale said the map is for general  
20 use, and is not directional, rather it is a detail but not of this specific project. It is not a plan view, but  
21 rather a section view.

22  
23 Mr. Ernst Oidtmann asked if there have been any previous issues with this culvert, wondering if it really  
24 needs to be replaced? It does. Mr. Vincent said it is extremely old, and in terrible condition, and there has  
25 already been a sinkhole there, with a temporary fix.

26  
27 They have never seen any flooding issues here, none going over Hanover Street. The proposed capacity  
28 will provide even more capacity. He added that for pre and post flows for all the developments upstream  
29 of this, they always control their stormwater flow. So, there isn’t an increase in peak flow in any one  
30 storm, at least by the models they run. They are not concerned about flooding.

31  
32 Mr. Oidtmann wanted to know what is going to happen with the beautiful pieces of granite there now. Mr.  
33 Vincent said they are proposing reinforced steel concrete rather than reusing the granite, mainly due to  
34 cost and resiliency. Hand stacking the granite would add to the cost of this project.

35  
36 He said there should be no more conveyance than there has been in the past; the impact should only be  
37 what they see in these plans.

38  
39 Chair Riley asked about the slope if it is a two to one. Mr. Vignale confirmed it very closely matches the  
40 existing slope. It is not being “daylighted” much more than it currently is.

41  
42 Ms. Harai asked how far the stream is actually going to be moved, at the intake and outtake, Mr. Vincent  
43 said the upstream side is about 10” and on the downstream side about 15’. They plan to sue river stone for  
44 the recreation of the riverbed, all rounded stones, for a natural continuous streambed.

45  
46 Chair Riley asked what the native substrate would be, as she read it would be silt and clay. Mr. Vincent  
47 said that it is engineering practice, and that over time, the silt and clay will naturally occur over time, but  
48 in the immediate term, they need to protect the area from erosion.

1  
2 Chair Riley requested for them to use a Northeast native erosion control seed mix as opposed to the seed  
3 mix described in the packet. And she wondered if it is actually necessary to use a fertilizer. Mr. Vignale  
4 said these are acceptable.

5  
6 Mr. Lacey asked if there is any vegetation being removed, and if so, whether or not they are replacing it.  
7 For any trees and vegetation replacements, they will ask for native plants and native wetland shrubs in  
8 their comments to DES.

9  
10 Ms. Harai asked if anything was going to be done with the current dried-up slopes of the stream. Mr.  
11 Vincent said his understanding is that the side slopes will be vegetated, to stabilize them, and that anything  
12 they impact along the edges of these hedge walls will be restored. They have tried to minimize grading as  
13 much as possible for this project. The old stream bed will be left to allow for whatever grows naturally.

14  
15 The reason the culvert is 4' higher and not higher is that there is a large sewer line that is there and cannot  
16 be relocated, due to the cost of doing a major relocation.

17  
18 They are not proposing any fencing, rather they will return the guardrails on the west side of the road.  
19 They will recommend a guardrail on the east side of the road, but the far side of the sidewalk, with  
20 perhaps shrubbery closer to the sidewalk. Mr. Vincent and Mr. Vignale think a guardrail is the AASHTO  
21 ( American Association of State Highway and Transportation Officials) standard; they will confirm either  
22 way.

23  
24 Chair Riley asked about the tree line; Mr. Vincent shared a map. Mr. Heistad said they do need to know  
25 about any trees coming out. Mr. Vincent agreed to address this local request.

26  
27 Mr. Vincent thinks that the Brickyard stream crossings were approved by DES, though he is not sure of  
28 exactly what that entailed.

29  
30 ***Chair Riley MOVED that the Conservation Commission recommend approval of the t NHDES approve***  
31 ***the NHDES Wetland Major Impact Application for the replacement of a 60" Reinforced Concrete***  
32 ***Pipe/Corrugated Metal Pipe with a 12' wide by 4' high open bottom box culvert. CC2026-01 – DES***  
33 ***#2026---115 with the following conditions:***

34  
35 ***1-We request that the project maintain more of the natural sinuosity in the stream, which would also***  
36 ***reduce the permanent wetland and stream bed and bank impacts.***

37  
38 ***2- We request that DES insure that the alternative design for the stream crossing is adequate for this***  
39 ***location.***

40  
41 ***3- We ask that all erosion control materials be wildlife friendly and that silt fences and other erosion***  
42 ***control materials be removed when the project is completed.***

43  
44 ***4- Require the use of Northeast native erosion control seed mix be used for the roadside. Also, we***  
45 ***question the need for the fertilizer application that is specified in the seeding plan.***

46  
47 ***5- Add wetland shrubs to the revegetation plan for the stream bank and the wetland.***  
48

1 **6- Generally, limit the removal the of vegetation along the banks of the stream and the wetlands.**

2  
3 **7- Minimize, if possible, the guardrail on the East side of the road.**

4  
5 **8- Try to time the project during low flow conditions.**

6  
7 **Seconded by Mr. Don Lacey**

8  
9 **\*The MOTION was approved (6-0)**

10  
11 Ms. Harai suggested that they involve the Hanover Street School about having their students get involved  
12 in helping to rename this stream. Chair Riley will initiate contact with the District regarding this  
13 initiative. Reusing the granite blocks might also be something the local school wants to pursue. This can  
14 help all people learn more about the history here and also be part of a new history. The Heritage  
15 Commission was also mentioned as an interested group for this naming project.

16  
17 Chair Riley said this could also be an easy and informative field trip for local students.

18  
19 **5. STUDY ITEMS:**

20  
21 **A. Review of the Mascoma Lake Watershed Based Management Plan**

22  
23 Mr. Mark Goodwin told ConCom about the New Hampshire SADES (Statewide Acid Data Exchange)  
24 program which is a municipal-scale information depository. They collect extensive information on  
25 culverts and you can look at legends, the condition of these areas, aquatic organism passage if any, etc.

26  
27  
28  
29 **6. COMMITTEE REPORTS:**

30  
31 **A. Biodiversity Group (Invasives)**

32  
33 **B. Stewardship**

34 -Ranger

35 -Trail Coordinator

36 -Monitors and Stewards

37  
38 **C. Wild about Lebanon**

39 **D. Amphibian Crossings**

40 **E. LUCT/Current Use**

41 **F. Other Subcommittees**

42  
43 **7. OTHER BUSINESS:**

44  
45 **A. FYIs**

46  
47 **B. Follow Up**

48  
49 **C. Workshops and Educational Opportunities**

50

1           **8. FUTURE AGENDA ITEMS:**

2

3           **9. ADJOURNMENT: None**

4

5

6           **The meeting ended at 9:03PM.**

7

8           Respectfully submitted,

9           Cinda Mersel

10          Recording Secretary

11

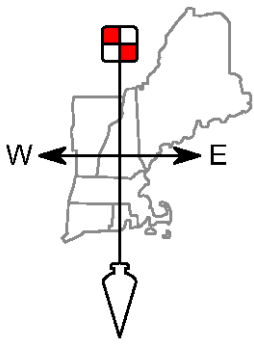
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## ZONING SPECIAL EXCEPTION STATEMENT

(SPECIAL EXCEPTION Article IV, Section 401.4.I)

Tax Map 138, Lot 27

00 Laplante Road, Lebanon, NH 03766

February 26, 2026

Prepared For:

Oakes & Son Construction, LLC

Fieldstone Land Consultants, on behalf of Oaks & Son Construction, LLC, is submitting a Special Exception application for the Zoning Board to review per Zoning Article IV, Section 401.4.I. The proposal consists of a PURD development on Tax Map Lot 138-27 located on LaPlante Road, which includes the construction of 13 residential dwelling units. The layout of the homes and the associated grading to construct the homes will impact the 100' wetland buffer along the eastern edge of the development. There are no proposed impacts to the wetland resources, only the buffer. The impacts to the buffer would not include any home structures, as the homes were located outside of the buffer. The impacts to the buffer would include grading, stormwater management systems, lawns, and sheds (minor accessory structures under 130 SF).

The proposed site design will include the establishment of a Home Owners Association (HOA), which will assume responsibility for the ownership and maintenance of the shared infrastructures and common areas. The overall property will remain as one lot, and each individual home will be a condominium unit with a Limited Common Area around each home. The Common Space areas will be shared spaces for access, utility infrastructure areas, and the Open Space area. The Open Space will be a contiguous area and is an amenity for the homeowners to utilize for walking trails and preserved woodland areas to the east. The proposed road is approximately 830 feet in length, 20-feet in width and will be a private roadway maintained by the Home Owners Association, designed in accordance with the local road design standards. This roadway is proposed to be known as "Heritage Way".

The development will be serviced by two private wells, a pump house, and two separate water systems. The intent is to have the two wells owned and maintained by the HOA and staying under the threshold of a community water system. The wells, pump house and all distribution equipment will be owned and maintained by the HOA. The sanitary system is designed as a gravity sewer following the roadway and then pumped to two separate, communal septic systems. The location of these septic systems was determined by soil test pit information and the nitrate setbacks for the septic leach fields. These would be permitted with NHDES following a local approval of the project (centralized sewer system to be approved by NHDES).

Additional site considerations will include stormwater management, erosion and sedimentation

control, grading and drainage design, and compliance with the site plan and subdivision regulations. The overall disturbance of the project is over the threshold of 100,000 square-feet and therefore will require an NHDES Alteration of Terrain permit. The stormwater management systems will be designed to meet these state standards and details are included in the Site Plan submission set. There are no wetland impacts or wetland permits associated with the project

The lettered items below correlate to the questions listed in Section 401.5 of Zoning Ordinance and in the Special Exception Application, Section 801.3.

### **Section 401.5 Special Exception Conditions:**

- A. *The use for which the exception is sought cannot feasibly, after consideration of all alternatives, be carried out on a portion or portions of the lot which are outside the Wetlands Conservation District:* The layout of the development was determined by multiple factors, such as the location of the septic systems to meet nitrate setback requirements, the road length and grade, the steep slopes, and the wetland resources on the property. The layout does not impact the wetland resources and only impacts the wetland buffer with the grading of back yards, temporary grading for home construction and for the accessory shed structures (under 130 SF in size).
- B. *Due to the provisions of the Wetlands Conservation District, as applied to the particular characteristics, setting and environment of the property, the lot cannot reasonably be used for any of the uses permitted or allowed by special exception, without some form of special exception under this section:* The property is bisected by a wetland complex and the development must be contained to the western side of the lot. The wetland buffer covers a portion of the property that is much higher in elevation than the wetland and is well suited for the residential home locations. The structures have been located outside of the wetland buffer, however, the construction of the homes will require an impact to the buffer, along with providing a portion of the buffer to be maintained as back yards.
- C. *The design and construction of the proposed use is consistent with the purpose and intent of Section 401.1 (A), (B) and (C) of this Ordinance, and adequate conservation measures shall be taken to mitigate the detrimental effects of the proposed use on the natural function of the wetlands. Such measures may include but are not limited to wetland restoration or enhancement, wetland preservation, or the construction and maintenance of new wetland areas adjacent to the proposed use to replace those portions of the natural wetland affected by the proposed use:* The proposed design will meet the purpose and intent of the Section 401.1 A-C by preserving the wetland resource, not developing structures within the wetland, not impacting the function of the wetlands, and there will not be any expenses incurred by the City of Lebanon in relation to the wetland buffer impact.
- D. *The proposed construction design of pipelines, powerlines and other transmission lines shall include provisions for restoration of the site as closely as possible to its original grade and conditions:* There are no pipelines, powerlines, or transmission lines proposed within the wetland buffer. The grades will be matched within the wetland buffer as shown on the plans.
- E. *The proposed use shall not create a hazard to individual or public health, safety and welfare due*

*to the loss of wetland, the contamination of ground water, or any other reason:* the wetland buffer impacts will not impose any hazards to public health, safety, or welfare and there are no loss of wetlands or wetland functions. The stormwater management systems will capture impervious runoff and treat the stormwater in accordance with the NHDES Alteration of Terrain standards. There are no impacts to the wetland resources or the functions thereof.

- F. *The project is capable of complying with all State and Federal wetlands and wetlands permitting requirements. Note: Applications for required Federal and State wetland permits need not have been applied for, but a zoning permit shall not be issued until all such permits have been granted:* There are no Federal or State wetland permits associated with the project. This is for wetland buffer impact only
- G. *The project is capable of conforming to all existing best management practices, as referenced in Appendix A, and will be implemented in a way which conforms to those practices, and which complies with any other conditions imposed by the Zoning Board of Adjustment:* The project will follow best management practices and will be reviewed as part of the NHDES Alteration of Terrain permit. The down gradient extents of the earth moving activities will have silt fencing installed, any 3:1 or steeper slopes will have erosion control fabric installed, all disturbed areas will be loamed and seeded, and the stormwater management systems are designed to treat and detain rainfall storm events.

### **Section 801.3 Special Exception Criteria:**

- A. *That the special exception is specifically authorized by a provision of this ordinance:*  
The special exception for minor accessory structures of 130 SF or less is authorized under Section 401.4.H of Zoning Ordinance. The grading within the buffer is to construct the homes that are located outside of the wetland buffer.
- B. *That all special conditions required of the special exception have been met:* As outlined above, all of the special conditions have been met and the design was revised to minimize the buffer impacts to the greatest extent possible while maintaining housing density.
- C. *That there are no existing violations of this ordinance on the property that the granting of this special exception would not remedy:* There are no existing violations and the property is undeveloped.
- D. *That the character of the area shall not be adversely affected:* The character of the area will not be adversely affected as this development will provide single family residential homes on a privately-owned, dead-end street. The wetland buffer area being impacted is not within a view of a public way or view shed.
- E. *That no hazard or nuisance will be created:* The proposed grading and sheds will not create a hazard or nuisance to the public or adjacent properties.
- F. *That the capacity of existing or planned community facilities and services (including streets and highways) will not be adversely impacted:* The proposed road will be constructed to City street standards and the residential use will not adversely impact the capacity of the existing City Steet, LaPlante Road. The road will have the capacity to handle two-way traffic and the intersection will have a stop sign and stop bar where the proposed road intersects LaPlante Road at a near 90-degree intersection, ensuring a safe intersection and handling of the

residential traffic.

- G. *That granting the special exception will not result in undue municipal expense:* The special exception will not result in any undue municipal expense, as the wetland resource will remain in it's natural state and will not be impacted by the development. All of the infrastructure for the development; water, sewer, drainage, and roadway will be owned and maintained by the condominium association and not the municipality. For these reasons, there will be no financial burden on the municipality.
- H. *That the proposed special exception will be developed in a manner compatible with the spirit and intent of the ordinance:* The spirit and intent of the ordinance will be upheld as the minor impacts to the wetland buffer will not impact the wetland resource and grades will be blended into the existing grade within the buffer. The area that is proposed to be impacted is a low-brush and meadow grasses. The design was revised to maintain the existing mature trees within the buffer and only impact a portion of the buffer with grading and sheds (under 130 SF in size). We believe this meets the intent of the ordinance while allowing for higher housing density, which is much needed in this part of the state.
- I. *That the general welfare of the City will be protected:* The general welfare of the City will be protected, as the grading impacts within the buffer, the sheds, and the wetland resource not being impacted will not cause any adverse impacts to the City, public, or adjacent properties.

On behalf of the applicant/landowner, we thank the Zoning Board of Adjustment for consideration in granting this special exception to allow for the minor impacts to the wetland buffer in one location.

This information was prepared by:  
**Fieldstone Land Consultants, PLLC**

John Noonan  
Project Manager

**CITY OF LEBANON, NEW HAMPSHIRE  
SUPPORT STATEMENT FOR A SPECIAL EXCEPTION**

I (we) hereby request a Special Exception as provided for in Article(s) IV, Section(s) 401.4.1, of the Lebanon Zoning Ordinance.

**PROJECT DESCRIPTION** *(Please provide your plans for the property with as much detail as possible with respect to your proposed. You can respond in the space provided, or attach a separate statement.)*

The project consists of 13 units in PURD development that utilizes a private roadway and condominiums.

The special exception is requested for grading, stormwater management and lawns within the wetland buffer.

Please refer to the attached statement.

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**In order to grant a Special Exception, the Zoning Board of Adjustment must make affirmative findings of certain conditions. Those conditions are listed below:**

*(You can respond in the space provided, or attach a separate statement. Please be prepared to address the conditions with the Board during your public hearing. You must show that you have met all the conditions.)*

**SECTION 801.3 Special Exceptions** - To hear and decide special exceptions to the terms of this ordinance upon matters which the Board is required to pass under this ordinance. In passing upon any application for a special exception, the Board shall make each of the following findings:

A. That the special exception is specifically authorized by a provision of this ordinance:

Please refer to attached statement.

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B. That all special conditions required of the special exception have been met:

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C. That there are no existing violations of this ordinance on the property that the granting of this special exception would not remedy:

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CITY OF LEBANON, NEW HAMPSHIRE  
SUPPORT STATEMENT FOR A SPECIAL EXCEPTION

Page 2

D. That the character of the area shall not be adversely affected:

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E. That no hazard or nuisance will be created:

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F. That the capacity of existing or planned community facilities and services (including streets and highways) will not be adversely impacted:

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G. That granting the special exception will not result in undue municipal expense:

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H. That the proposed special exception will be developed in a manner compatible with the spirit and intent of the ordinance:

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I. That the general welfare of the City will be protected:

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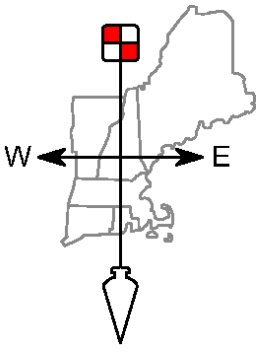
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**Please Note:**

Pursuant to Section 802.4B, "Special Conditions", the Board may attach whatever conditions it deems necessary in order to assure compliance with the purposes of this ordinance.

A special exception shall expire if: (1) the use is not in place within two years of the date of issuance of a zoning permit or approval by the Zoning Board of Adjustment for a special exception or, (2) if the use is discontinued for any reason for more than two (2) years. In such cases, a new application for a special exception must be completed.



# FIELDSTONE

Surveying ♦ Engineering  
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456  
www.FieldstoneLandConsultants.com

October 21, 2025

RE: Oakes & Sons Construction, LLC – Planned Unit Development  
Laplante Road - Lebanon, NH  
Tax Map Parcel 138-27

To Whom It May Concern:

The undersigned hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking the necessary local, state and federal approvals for the above referenced project.

Very truly yours,

Applicant:

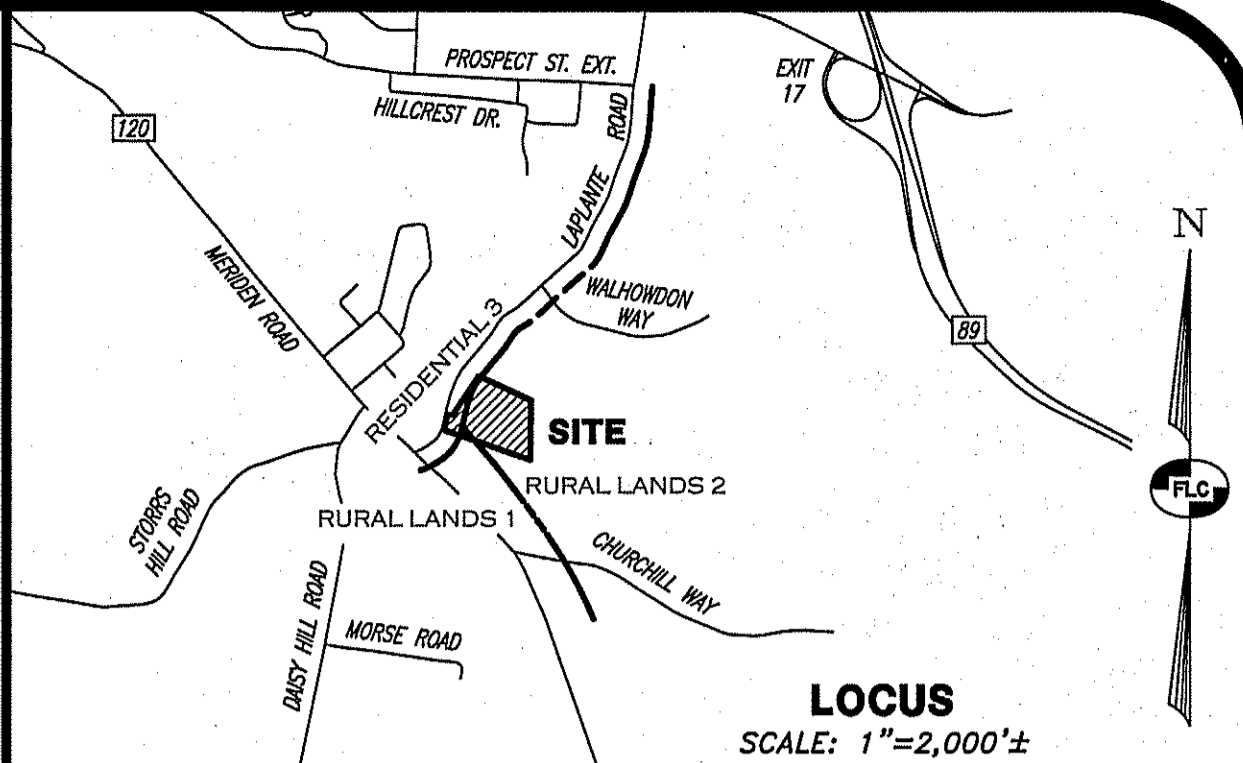
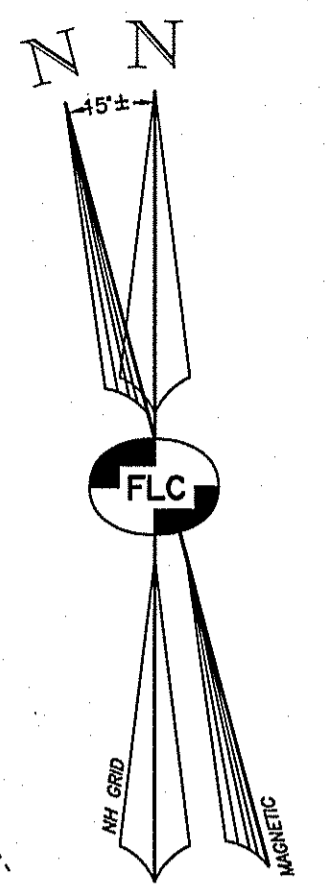
Signature: Bobby Oakes

Print: Bobby Oakes

Date 10/21/25

- LEGEND:**
- L(PIN)(F) IRON PIN FOUND
  - L(PIPE)(F) IRON PIPE FOUND
  - SINGLE POST SIGN
  - UTILITY POLE & GUY
  - RIGHT-OF-WAY LINE
  - BOUNDARY LINE
  - ABUTTING LOT LINE
  - BUILDING SETBACK LINE
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - APPROX. CENTERLINE OF STREAM
  - STONE WALL
  - EDGE OF TREE LINE
  - EDGE OF WETLANDS
  - WETLANDS BUFFER LINE
  - - - 720 - - - 10' CONTOUR INTERVAL
  - - - 722 - - - 2' CONTOUR INTERVAL
  - OH — OVERHEAD UTILITY LINE
  - ZONE LINE

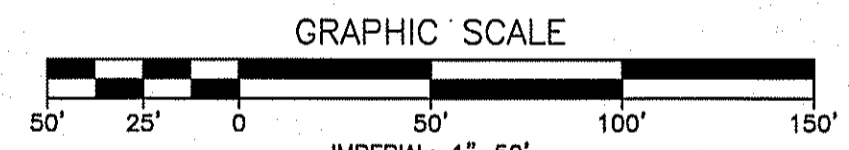
- NRCS SOILS LEGEND:**  
SOURCE: USDA NRCS WEB SOIL SURVEY
- SOIL BOUNDARY
  - 310B** QUONSET LOAMY SAND  
3-8% SLOPES
  - 310C** QUONSET LOAMY SAND  
8-13% SLOPES
  - 331D** BERNARDSTON SILT LOAM  
15-25% SLOPES, VERY STONY



**REFERENCE PLAN:**  
\*MINOR SUBDIVISION PLAN OF LAND - DANIEL A. & ELIZABETH G. DOWNES - TAX MAP 138 LOT 7 - ROUTE 120 & LAPLANTE ROAD - GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE\*  
SCALE: 1"=2,000'±

- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP 138 LOT 27 IS ROBERT J. OAKES, 84 HANOVER STREET, LEBANON, NH. 03766. SEE G.C.R.D. BK. 4564 PG. 836 DATED JUNE 26, 2020.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS ON TAX MAP 138 LOT 27.
  - PORTIONS OF MAP 138 LOT 27 LIE WITHIN THE RURAL LANDS ONE (RL-1), RURAL LANDS TWO (RL-2) AND RESIDENTIAL THREE (R-3) ZONING DISTRICTS. CLASS 1 LOT REQUIREMENTS ARE:
 

	RL-1	RL-2	R-3
MIN. LOT AREA:	1 ACRE	1 ACRE	10,000 S.F.
MIN. FRONTAGE:	150 FT.	150 FT.	NONE
MIN. LOT WIDTH:	NONE	75 FT.	75 FT.
MIN. FRONT SETBACK:	40 FT.	40 FT.	20 FT.
MIN. SIDE SETBACK:	25 FT.	20 FT.	15 FT.
MIN. REAR SETBACK:	30 FT.	25 FT.	20 FT.
BLDG. COVERAGE:	15%	20%	25%
WETLAND BUFFER:	100 FT. ALL WETLANDS		
  - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTHS OF MAY AND JUNE, 2025 TOGETHER WITH SUPPLEMENTAL LIDAR DATA.
  - THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN NOTED HEREON TOGETHER WITH A PRECISE SURVEY BY THIS OFFICE.
  - HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 AND NAVD88 PER A GPS CORS SOLUTION.
  - THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), GRAFTON COUNTY, CITY OF LEBANON, NEW HAMPSHIRE, COMMUNITY NO. 330061, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER: 33006C0913E & 33006C108DE, EFFECTIVE DATE: FEBRUARY 20, 2008.
  - THE LOCATION OF ANY UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
  - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO EASEMENTS, ENCUMBRANCES OR RESTRICTIONS ON LOT 138-27.



REV.	DATE	DESCRIPTION	C/O	DR	CK
A	2/26/26	ADDITIONAL STEEP SLOPES		C/JC	JEN

**EXISTING CONDITIONS PLAN**  
**TAX MAP 138 LOT 27**  
**(LAPLANTE ROAD)**  
**GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE**  
PREPARED FOR:  
**OAKES & SON CONSTRUCTION, LLC**  
84 HANOVER STREET LEBANON, NH 03766  
LAND OF:  
**ROBERT J. OAKES**  
84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 50' JULY 2, 2025

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

**FIELDSTONE**  
LAND CONSULTANTS, PLLC

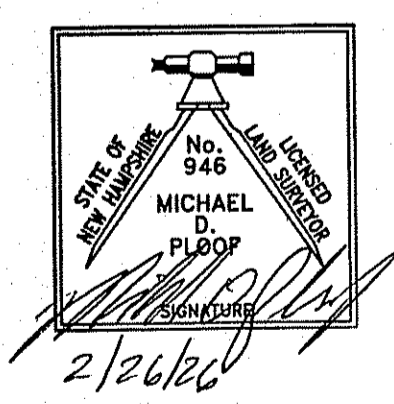
206 Elm Street, Milford, NH 03055  
45 Roxbury Street, Keene, NH 03431  
Phone: (603) 672-5456 Fax: (603) 413-5456  
www.FieldstoneLandConsultants.com

**183-27** TAX MAP & LOT NUMBER

**137-53**  
**LEON & DOROTHY TREMBLAY**  
102 LAPLANTE ROAD  
LEBANON, NH. 03766  
BK 1023 PG 0416 05/19/66  
(102 LAPLANTE ROAD)  
(RESIDENTIAL)

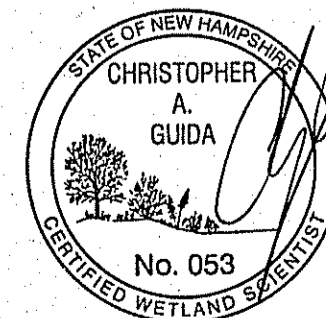
**137-52**  
**UTE & JOERG HOEHNER**  
271 ASH SWAMP ROAD  
NEWMARKET, NH. 03857  
BK 4933 PG 0900 05/01/25  
(104 LAPLANTE ROAD)  
(RESIDENTIAL)

**ROAD**  
LAPLANTE ROAD  
LAPLANTE ROAD  
LAPLANTE ROAD



**CERTIFICATION:**  
"I HEREBY CERTIFY THAT THE EXISTING CONDITIONS SHOWN WERE DEVELOPED FROM A FIELD SURVEY PERFORMED BY FIELDSTONE LAND CONSULTANTS, PLLC DURING THE MONTHS OF MAY AND JUNE, 2025 AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000)".

**CERTIFICATION:**  
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHERN REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY KENNETH ROBINSON, C.W.S. ON APRIL 15, 2025 AND WERE REVERIFIED BY CHRISTOPHER A. GUIDA, C.W.S. IN JANUARY, 2026.



**ABUTTERS NOT SHOWN**

MAP 138 LOT 7-200  
JASON & MOLLY PEPIN  
P.O. BOX 583  
LEBANON, NH. 03766  
BK. 4530 PG. 425 06/23/20  
(275 MERIDEN ROAD)  
(RESIDENTIAL)

MAP 138 LOT 28  
RONALD D. & LINDA A. CARBONE  
GOODWIN  
15 CHURCHILL WAY  
LEBANON, NH. 03766  
BK. 4061 PG. 0058 06/05/14  
(15 CHURCHILL WAY)  
(RESIDENTIAL)

**138-7**  
**BRENDEN J. & STACEY L. MACASKILL**  
283 MERIDEN ROAD  
LEBANON, NH. 03766  
BK 4510 PG 0728 04/06/20  
(283 MERIDEN ROAD)  
(REF. PLAN)  
(RESIDENTIAL)

**138-27**  
**11.11 ACRES**  
463,758 SQ.FT.  
170.06' FRONTAGE  
(PER REF. PLAN)

**138-7-100**  
**SUSAN E. & MATTHEW K. WILLIAMS**  
97 LAPLANTE ROAD  
LEBANON, NH. 03766-1508  
BK 1983 PG 0801 08/18/92  
(97 LAPLANTE ROAD)  
(REF. PLAN)  
(RESIDENTIAL)

**138-7-300**  
**MATHEW K. & SUSAN E. WILLIAMS**  
97 LAPLANTE ROAD  
LEBANON, NH. 03766  
BK 2973 PG 0035 04/22/03  
(CHURCHILL WAY)  
(REF. PLAN)  
(FARM)

**P/O**  
**138-7-100**

**310B**

**310C**

**331D**

**TP: 8**  
L=>48"  
S=12"

**TP: 7**  
L=>50"  
S=22"

**TP: 9**  
L=>48"  
S=14"

**TP: 6**  
L=>60"  
S=26"

**TP: 10**  
L=>60"  
S=24"

**TP: 5**  
L=>60"  
S=24"

**TP: 1**  
L=>60"  
S=34"

**TP: 3**  
L=>72"  
S=>72"

**TP: 4**  
L=>60"  
S=12"

2/26/26

2/26/26

**LEGEND:**

**EXISTING FEATURES**

- (PIN) IRON PIN FOUND
- (PIPE) IRON PIPE FOUND
- SINGLE POST SIGN
- UTILITY POLE & GUY
- WF 37 WETLAND FLAG
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONE WALL
- EDGE OF TREE LINE
- EDGE OF WETLANDS
- WETLANDS BUFFER LINE
- 720 10' CONTOUR INTERVAL
- 722 2' CONTOUR INTERVAL
- OH OVERHEAD UTILITY LINE
- ZONE LINE

183-27 TAX MAP & LOT NUMBER

- EXISTING BUILDING
- EXISTING PINE TREE
- TP: 1 SOIL TEST PIT
- L=LEDGE
- S=SEASONAL
- SLOPES 25% OR GREATER

**PROPOSED FEATURES**

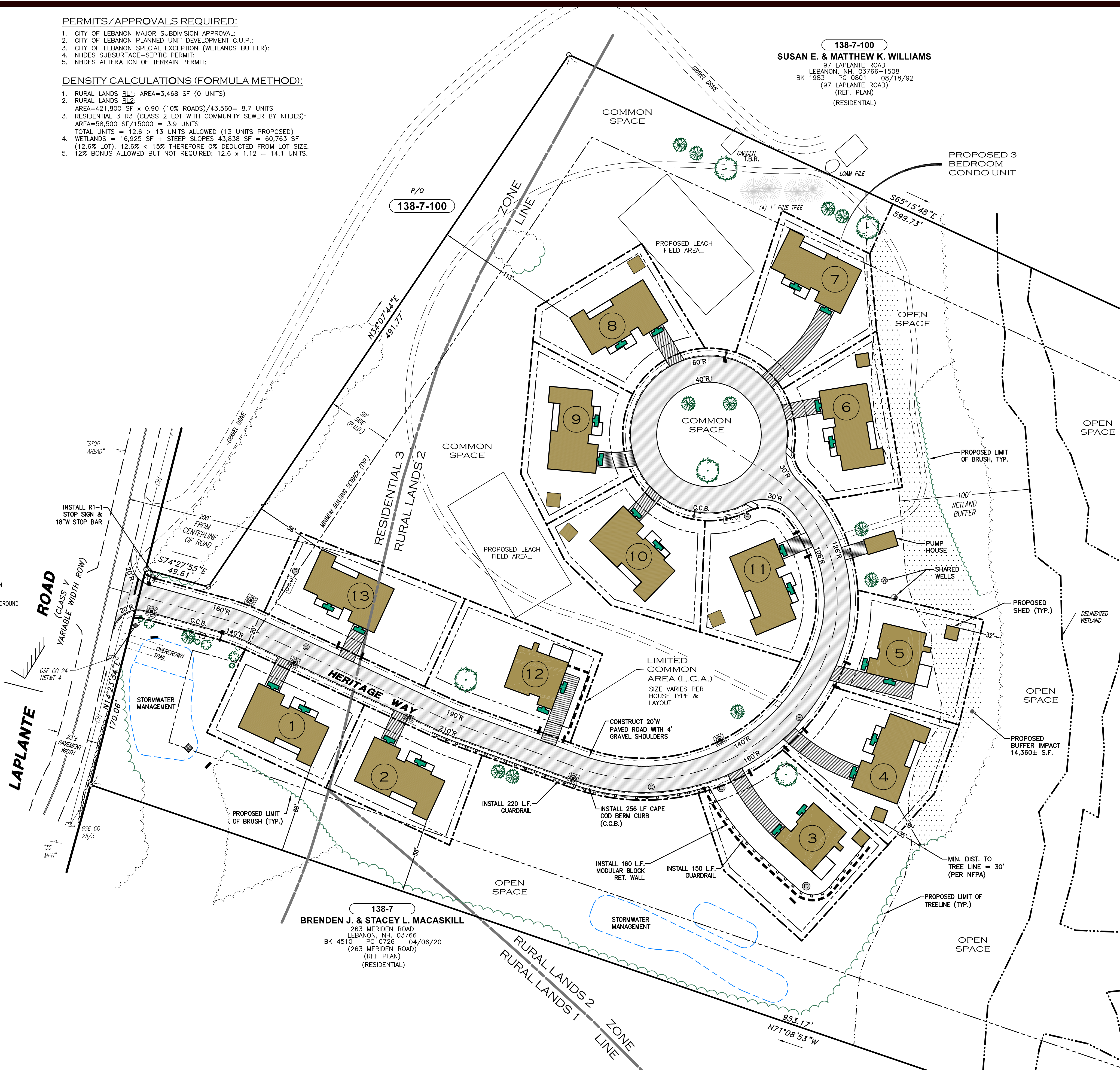
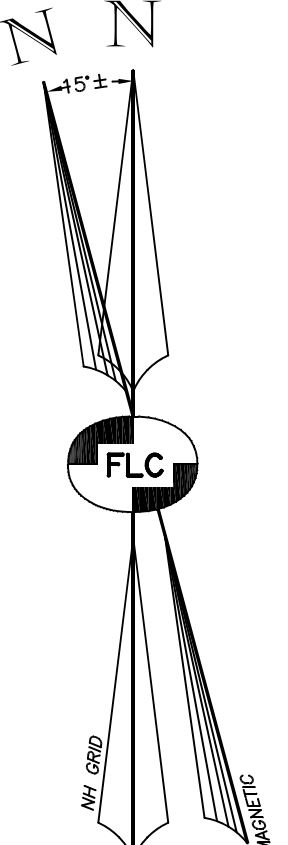
- PROPOSED BUILDING
- TEMPORARY SILT FENCE
- STORM WATER DRAINAGE
- DRAIN MANHOLE
- SILT SOCK FOR ALL CATCH BASINS
- PROPOSED SANITARY SEWER
- CULVERT W/ END SECTION & RIP-RAP
- HYDRANT, GATE VALVE & WATER MAIN
- G.V.
- UG= ELECTRICAL TRANSFORMER & UNDERGROUND
- ASPHALT PAVED AREAS
- GRAVEL SHOULDER
- CAPE COD BERM CURB (C.C.B.)
- LIMITED COMMON AREA LINE
- PROPOSED EASEMENT LINE
- L.C.A. LIMITED COMMON AREA

**PERMITS/APPROVALS REQUIRED:**

1. CITY OF LEBANON MAJOR SUBDIVISION APPROVAL;
2. CITY OF LEBANON PLANNED UNIT DEVELOPMENT C.U.P.;
3. CITY OF LEBANON SPECIAL EXCEPTION (WETLANDS BUFFER);
4. NHDES SUBSURFACE-SEPTIC PERMIT;
5. NHDES ALTERATION OF TERRAIN PERMIT;

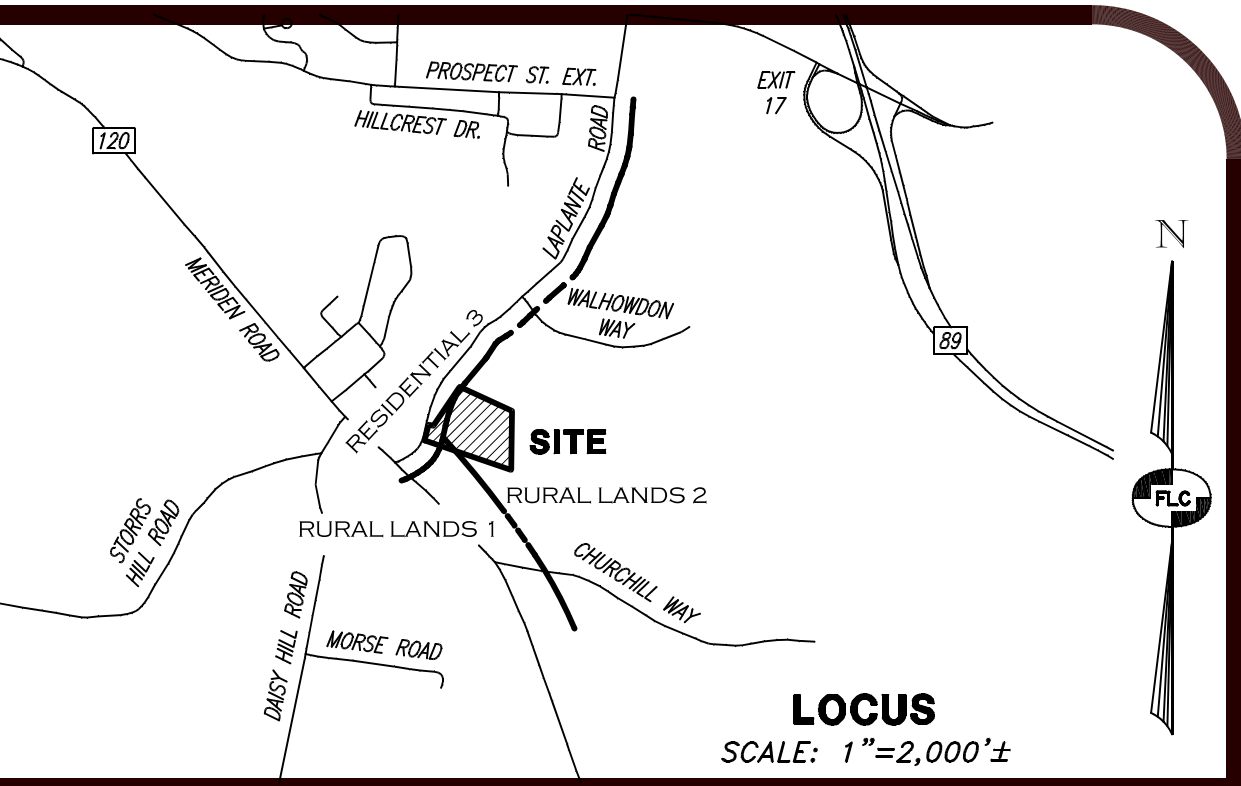
**DENSITY CALCULATIONS (FORMULA METHOD):**

1. RURAL LANDS RL-1: AREA=3,468 SF (0 UNITS)
2. RURAL LANDS RL-2: AREA=421,800 SF x 0.90 (10% ROADS)/43,560= 8.7 UNITS
3. RESIDENTIAL 3 R-3 (CLASS 2 LOT WITH COMMUNITY SEWER BY NHDES): AREA=58,500 SF/15000 = 3.9 UNITS
- TOTAL UNITS = 12.6 > 13 UNITS ALLOWED (13 UNITS PROPOSED)
4. WETLANDS = 16,925 SF + STEEP SLOPES 43,838 SF = 60,763 SF (12.6% LOT). 12.6% < 15% THEREFORE 0% DEDUCTED FROM LOT SIZE.
5. 12% BONUS ALLOWED BUT NOT REQUIRED: 12.6 x 1.12 = 14.1 UNITS.



**138-7-100**  
**SUSAN E. & MATTHEW K. WILLIAMS**  
 97 LAPLANTE ROAD  
 LEBANON, NH, 03766-1508  
 BK 1983 PG 0801 08/18/92  
 (97 LAPLANTE ROAD)  
 (REF. PLAN)  
 (RESIDENTIAL)

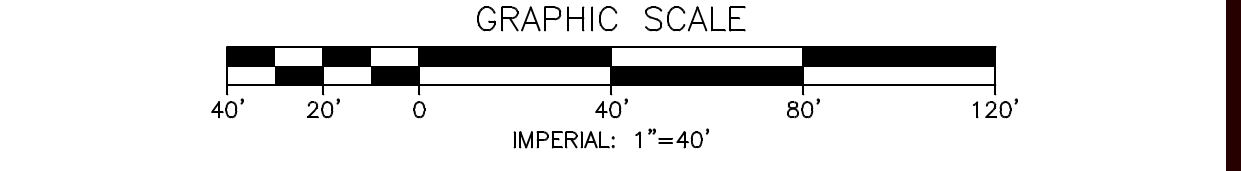
**138-7**  
**BRENDEN J. & STACEY L. MACASKILL**  
 263 MERIDEN ROAD  
 LEBANON, NH, 03766  
 BK 4510 PG 0726 04/06/20  
 (263 MERIDEN ROAD)  
 (REF. PLAN)  
 (RESIDENTIAL)



- NOTES:**
1. THE OWNER OF RECORD FOR TAX MAP 138 LOT 27 IS ROBERT J. OAKES, 84 HANOVER STREET, LEBANON, NH, 03766. SEE G.C.R.D. BK. 4564 PG. 836 DATED JUNE 26, 2020.
  2. THE PURPOSE OF THIS PLAN IS TO DEPICT A PLANNED UNIT DEVELOPMENT OVER TAX MAP 138 LOT 27.
  3. PORTIONS OF MAP 138 LOT 27 LIE WITHIN THE RURAL LANDS ONE (RL-1), RURAL LANDS TWO (RL-2) AND RESIDENTIAL THREE (R-3) ZONING DISTRICTS. CLASS 2 LOT REQUIREMENTS ARE:

	RL-1	RL-2	R-3
MIN. LOT AREA:	1 ACRE	1 ACRE	15,000 S.F.
MIN. FRONTAGE:	150 FT.	150 FT.	NONE
MIN. LOT WIDTH:	NONE	NONE	75 FT.
MIN. FRONT SETBACK:	40 FT.	40 FT.	20 FT.
MIN. SIDE SETBACK:	25 FT.	20 FT.	15 FT.
MIN. REAR SETBACK:	30 FT.	25 FT.	20 FT.
BLDG. COVERAGE:	15% (0%)	20% (4%)	25% (7%)
TOTAL BLDG. COVERAGE:	19,907 SF/483,758 SF = 4.1%	35% MAX. (HOMES SHALL NOT EXCEED 35%)	
BLDG. HEIGHT:	100 FT. ALL WETLANDS (NO PERMANENT IMPACTS)		
WETLAND BUFFER:			
IMPERVIOUS COVERAGE:	30,785 SF (6.3%)		
AREA OF DISTURBANCE:	270,580 SF (ADT PERMIT REQUIRED)		
OPEN SPACE (50%; 5.5AC):	53.3% (5.92 AC, 257,935 SF) PROVIDED		
*PUD DEVELOPMENTS REQUIRE A 50-FT PERIMETER BUFFER FROM ALL LOT LINES.			

4. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON-SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTHS OF MAY AND JUNE, 2025 TOGETHER WITH SUPPLEMENTAL LIDAR DATA.
5. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN NOTED ON EX-1 TOGETHER WITH A PRECISE SURVEY BY THIS OFFICE.
6. HORIZONTAL ORIENTATION AND VERTICAL DATUM ARE NAD83 AND NAVD88 PER A GPS CORS SOLUTION.
7. THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM) GRANTON COUNTY, CITY OF LEBANON, NEW HAMPSHIRE, COMMUNITY NO. 330061, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER: 33009C0913E & 33009C1080E, EFFECTIVE DATE: FEBRUARY 20, 2008.
8. THE LOCATION OF ANY UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
9. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO EASEMENTS, ENCUMBRANCES OR RESTRICTIONS ON LOT 138-27.
10. THE CONDOMINIUM WILL INCLUDE LIMITED COMMON AREAS (LCA) AND MAINTENANCE OF STORMWATER SYSTEMS, SEPTIC SYSTEMS, WATER SUPPLY SYSTEMS, AND ROADWAY WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. EACH HOME WILL BE A CONDOMINIUM UNIT (13 TOTAL).
11. THE WELLS, PUMP HOUSES, AND WATER DISTRIBUTION EQUIPMENT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE SEPTIC SYSTEM WILL ALSO BE OWNED BY THE HOA.



REV.	DATE	DESCRIPTION	C/O	DR	CK

**ZONING EXHIBIT PLAN**  
**TAX MAP 138 LOT 27**  
**(LAPLANTE ROAD)**  
**GRAFTON COUNTY, LEBANON, NEW HAMPSHIRE**  
 PREPARED FOR:  
**OAKES & SON CONSTRUCTION, LLC**  
 84 HANOVER STREET LEBANON, NH 03766  
 LAND OF:  
**ROBERT J. OAKES**  
 84 HANOVER STREET, LEBANON, NH 03766

SCALE: 1" = 40' FEBRUARY 26, 2026

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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FILE: 4080SPO0B.DWG	PROJ. NO. 4080.00	SHEET: ZE-1
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