

FINAL

**LEBANON HERITAGE COMMISSION  
CITY COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE  
WEDNESDAY MARCH 11, 2026 6:00 PM**

**MEMBERS PRESENT:** Nicole Ford Burley (Chair and City Historian), Matt Smith (Vice Chair), Brian Ware, Roxanne Benzel (alt), Wes Achord (Planning Board Representative)

**MEMBERS ABSENT:** Karen Zook (Alt. Council Rep, Nicole Dittrich

**STAFF PRESENT:** Catheryn Hembree (Associate Planner, Planning Department)

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**1. CALL TO ORDER**

Chair Ford Burley called the meeting to order at 6:02pm. Ms. Hembree reviewed the City’s meeting in-person and REMOTE attendance policies and procedures.

Chair Ford Burley said Mr. Ware and Ms. Benzel will participate in the voting for this meeting.

**2. APPROVAL OF MINUTES – February 11, 2026**

*A MOTION was made by Brian Ware to approve the February 11, 2026 Meeting Minutes as presented. The MOTION was seconded by Wes Achord.*

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

**3. PUBLIC REVIEW**

- A. NBKS, LLC.: Request for Certificate of Approval pursuant to Article IV, Section 411 “Pattern Zones Overlay District” of the Zoning Ordinance to approve architectural compliance for two (2), 3-story structures, each with 4 residential units at 66 Maple Street, Tax Map 73, Lot 07, West Lebanon, NH in the R3 zone.  
HC2026-01**

Mr. Shannon Purcell and Gretchen Walsh (Purcell Properties) and Ms. Julia Hanson (GreenStaxx) were present on behalf of the applicant. Mr. Purcell gave an overview of the project.

Ms. Hanson explained the benefits of using modular construction. She explained why this type of construction would be applied to the project on Maple Street. She gave an overview of the style of architecture that the team plans to use for the project. Ms. Walsh described the nature of the architecture of the homes in the Maple Street/surrounding neighborhood.

Chair Ford Burley reminded the group that the Commission should stay focused on the character/nature of the area. Ms. Hembree confirmed that the lot is large enough to participate in the pattern zone overlay district program. She explained the steps involved in developing a pattern zone project.

The group discussed the architectural elements of single- and multi-family homes in the surrounding area. Mr. Smith noted that the architecture in the area has always stayed in keeping with trends. He asked if the current proposed design could adopt some additional architectural elements of the homes in the area (for example, pitched roofs, front porches, set-back distances, etc). Ms. Walsh said the design has not been finalized and these elements can be considered during the development of the project. Mr. Purcell said the team is willing to make changes to deliver a building to the neighborhood that is well received by the community.

Chair Ford Burley opened the public comment portion of the meeting.

Mr. Tim and Ms. Deb Herndon (neighbors to the project) said they were hoping the project would not resemble the nearby modern-looking apartments near Mascoma Bank. Mr. Herndon agreed that the roofline, similar set-back, and porch elements should be part of the new project to match the surrounding homes.

Mr. William Collishaw (abutter to the project) said he is concerned about the appearance of the roofline and the division and privacy between his property and the project property. He asked what was planned (for example, fencing) to protect his privacy. Mr. Purcell said some type of screening (either a fence or trees) would be installed. He confirmed that the plans provided are not finalized. Mr. Achord explained that site plan review during a Planning Board meeting would be a better time to raise these kinds of questions.

Ms. Hembree explained that since this project involves a triplex where the applicant is seeking a special exception to utilize the pattern zoning, the Heritage Commission can make a recommendation to the Planning Board regarding the plan. The group discussed how adding a porch would increase the cost of the project. Ms. Hembree said the Commission can comment on the color choices for the paint/materials used for the project. The group agreed that an example project from Lowell, Mass., (that was provided by the applicant at the meeting) best matched the nature of the architecture in the Maple Street neighborhood.

***A MOTION was made by Roxanne Benzel that the Heritage Commission finds the design of 66 Maple Street (Tax Map 73, Lot 07), West Lebanon, NH appropriate as presented at the March 11, 2026 meeting with the following alterations:***

- ***Addition of a porch;***
- ***Increased setback to be consistent with the neighboring structures; and***

- ***Pitched roof instead of the proposed flat roof***

***The MOTION was seconded by Brian Ware.***

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

#### **4. STUDY ITEMS**

##### **A. 250th Anniversary Update**

Ms. Benzel said a steering committee has met and is brainstorming ideas for ways to celebrate. She mentioned plans include events at the Farmers Market on July 2 and a parade on July 4. She said civic and community groups are being contacted to participate in the parade. She said they are planning food to be provided in Colburn Park. Mr. Smith said the Historical Society would like to add a banner to the fence around Colburn Park. He asked Ms. Hembree to help with the permitting and rules related to that.

##### **B. Dana House and Soldiers Memorial Update**

Chair Ford Burley said a Soldiers Memorial working group was formed (including her, the Guardian, City Manager Andrew Hosmer, Planning Department members and others) to discuss a long-term plan about making the building more accessible and usable by the community. She said they discussed the establishment of a 501C3 “Friends of Soldiers Memorial” fund. She said they will explore surveying the property to determine lot lines. She said they learned they do not need to make the second floor accessible, so an elevator is not needed. She said the group will meet on a regular basis.

##### **C. Public School Local History Curriculum and Engagement**

Mr. Smith said the 4<sup>th</sup> grade social studies program at Hanover Street School would like to add materials that are relevant to local history to the kiosk (located on the Lebanon Mall) this spring. Mr. Smith said the kiosk materials have not been updated in two years.

#### **5. OTHER BUSINESS**

##### **A. Updates from Other Boards: Planning Board**

Mr. Achord said the language provided by the Heritage Commission related to the preservation of the Woolen Mill smokestack was appreciated by the Planning Board. He said the Board decided to add a condition of approval related to the preservation of the smokestack.

Chair Ford Burley said the updated Historic Resources Chapter of the Master Plan was accepted by the Planning Board.

Chair Ford Burley noted that the latest issue of the Lebanon Times includes an article she wrote on Ferdinand Davis and his architectural career in the area and also in Pomona, Calif.

Ms. Hembree said Preferred Building Systems (a modular building company) is excited to work with the City on pattern zoning designs. She said they asked her to send five house plans (that are pictured on their website) that match what the City is looking for.

Chair Ford Burley said the new fire station building is open. She said it is a state-of-the-art building. She said a wall-sized image of the previous fire station from many years ago is right inside the main entrance.

**6. OPEN TO THE PUBLIC - none**

**7. FUTURE AGENDA ITEMS - none**

**8. ADJOURNMENT**

Chair Ford Burley adjourned the meeting at 7:32pm.

Respectfully Submitted,  
Paula Roux  
Recording Secretary