



LEBANON CONSERVATION COMMISSION
AUGUST 13, 2026 - 6:30 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: 949 126 022#). If you have trouble accessing this meeting, please [email Mark Goodwin](#)

2. Approval of Minutes

- A. June 11, 2026
B. July 9, 2026

3. Open to the Public

4. Permit Review

- A. **Ekstrand Family Trust of 2025, 111 NH Rt 4A, Lebanon, Tax Map 98, Lot 14** - A. Review and Comment on Zoning Board Special Exception application. Applicant proposes to enlarge their parking area by 150 sq ft. Applicant request a Special Exception pursuant to Article IV, Section 410.6 of the Zoning Ordinance. **CC2026-05**

5. Study Items

- A. None

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
D. Discussion re: Reminder about Oaths of office (appointments and reappointments)

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 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 11, 2026
6:30 PM

MEMBERS PRESENT: Sarah Riley (Chair), Vice Chair Bruce James,
Andrew Faunce, Barbara Hirai, Chris Johnson, Donald Lacey, Ernst
Oidtmann, Susan Almy, Alt., Erling Heistad, Alt., Pamela Lee, Alt.,
Lynnette Madsen, Alt. **

MEMBERS ABSENT: None

STAFF PRESENT: Nate Reichert, Director Planning & Development

**NOTE: VOTES HIGHLIGHTED IN YELLOW ARE NOT VALID. 2 REVOTES ARE
REQUIRED FOR THIS MEETING SINCE ALTERNATES VOTED, YET THERE WAS A
QUOROM OF REGULAR MEMBERS. ALSO, THE FINAL MOTION TO EXTEND THE
MEETING WAS NEVER VOTED ON EVEN THOUGH A MOTION WAS MADE AND
SECONDED.**

CHAIR RILEY WILL CONDUCT REVOTES.

1 **1. CALL TO ORDER:**

2
3 A. Chair Riley called the meeting to order at 6:30PM.

4
5 Mr. Reichert read the preamble.

6
7 ** No alternate members assigned voting privileges for today's meeting per Chair Riley

8
9 **2. APPROVAL OF MINUTES:**

10
11 A. May 11, 2026

12
13 **Mr. Erling Heistad, Alt. MOVED to approve the Minutes of May 11, 2026, as amended.**
14 **Seconded by Ms. Madsen, Alt.**

15
16 **The MOTION was approved (9-0)*

17
18 **3. OPEN TO THE PUBLIC: None**

19
20 **4. PERMIT REVIEW: None**

21
22 **5. STUDY ITEMS:**
23

1 A. Discussion and Comment on 2026 Mascoma Lake Watershed-Based Management Plan
2 Chair Riley said that tonight's discussion will focus on the shorter list of recommendations, rather than
3 the actual plans, and what ConCom might want to do to have the City advance them. Some focus was
4 given to Tables 19 and 21.

5
6 Mr. Reichert and some of his team had a staff level meeting with Ron (no last name) from Enfield. They
7 discussed oversight, and whether they take a regional approach or town by town, acknowledging that this
8 really is a collective effort. What happens in Lake Mascoma affects Lebanon because the City is at the
9 "end of the pipe". They do not have a specific path forward yet but he thinks it is clear that having an
10 entity that can advocate for issues within the watershed towns and cities as well as a large portion of the
11 public seems to be in order. Public education is important. He said the recommendations are robust but
12 that there are also some discrete policy questions that need to be addressed at the town and city level.

13
14 A question was asked about Lake Sunapee but it is unknown exactly how that is overseen. Mr. Reichert
15 also is not sure if the entire watershed, which is quite large, is in our local RPC (Regional Planning
16 Commission).

17
18 They briefly discussed some watershed organizations that have gone fallow. Rob is looking into this for
19 them. There might still be one in existence for Mascoma Lake.

20
21 Chair Riley stated the following categories listed in this Final report:

- 22 • Municipal Land Use
- 23 • Planning & Zoning related
- 24 • Septic System related
- 25 • Education & Outreach
- 26 • Watershed and Shoreline
- 27 • SCM referring to Best Practices
- 28 • Land Conservation
- 29 • Road & Driveway Management
- 30 • Municipal Operations

31
32 Some of these categories might be more relevant to Lebanon than others. Chair Riley said: "Simple steps
33 we could also take is to just heartily endorse the recommendations". She posed the possibility of taking
34 them to the City Council. She wants to discuss this today along with watershed and what priorities
35 Lebanon might want to focus on.

36
37 Ms. Hirai asked if it is known how many septic systems in Lebanon are along the Mascoma River.
38 Mr. Goodwin can work with the GIS overlay to get a map of these.

39
40 The members discussed that education and outreach might fall squarely as ConCom's role, possibly as
41 volunteers and engage others to help with this, and get City Council involved as previously mentioned,
42 along with local schools. Ms. Hirai previously had students do water testing and it was a wonderful
43 experience for them. It was also agreed that ConCom minutes are a great outreach tool and so they would
44 like to add relevant videos and flyers, and other relevant documents. These types of documentation are
45 frequently included in the Agenda Packet which is available to the public.

1 The Conservation Commission took a break (not on Agenda) and stepped out of the Chamber Room;
2 during their break, they thanked Mr. Ernst Oidtmann for his many years of service with ConCom.

3 **B.** Discussion and Commend on Natural Resource-related recommendations from the 2024 North
4 Lebanon Community Plan

5 **C.**

6 The meeting resumed. Mr. Reichert thanked Crystal Taplin for making a cake for the event.
7

8 Chair Riley said their focus tonight (over the next 30 minutes) is to look at the various items in the report
9 that impacted ConCom. She referenced a memo on page 182 in the Agenda Packet. They looked at the
10 recommendation from the study and those outlined in the memo and then the plan was to discuss the ones
11 that they want to move forward with.
12

13 Mr. Faunce explained that the Council had put a pause on zoning amendment process recommendations
14 but these will come back, so it is timely that ConCom review and make decisions about this study and the
15 wildlife study, among other recommendations that are mentioned in the memo.
16

17 There was much discussion about a wildlife crossing on 120, perhaps a dry bridge. D.O.T. would need to
18 be involved and this project would require funding. Mr. Johnson said that with the current fiscal state of
19 the City, residents are not going to vote for this. And D.O.T. is currently underfunded. The conversation
20 continued on this topic with various options discussed.
21

22 Vice Chair James shared an example of these crossings (bridges and tunnels) being used in Colorado and
23 said they have been very effective.
24

25 Ms. Hirai posed that given budget constrictions, they need to decide how they can keep the current level
26 of wildlife populations here in the area.
27

28 Mr. Faunce said that it is common in part of the Midwest to have signaling of wildlife crossings, (e.g.
29 deer) and this might be useful here, and less of a cost and engineering challenging. These could help
30 reduce vehicle impacts with large animals.
31

32 Chair Riley said they could (ConCom) fund a study on this wildlife crossing, traffic calming, culvert
33 replacements, etc.
34

35 They will continue this discussion at a future meeting.
36

37 **6. COMMITTEE REPORTS:**

38 **A. Biodiversity Group (Invasives)**

39 Ms. Hirai spoke about garlic mustard again and the fact that she and Chair Riley made significant
40 improvements in the areas that they worked on.
41

42 Also, they had 22 people from Hypertherm that worked by the bridge at the confluence area. It was
43 mentioned that it would be good for them to have either a management plan for all conservation areas or
44 at the very least a prioritized plan of attack on how ConCom wants to start working in these areas. For
45 example, a plan on how they might manage invasives on these conserved properties.
46
47
48

1 B. Stewardship
2 -Ranger
3

4 Mr. Reichert reported on behalf of Mr. Mark Goodwin. Mr. Neil Montebello, the Ranger working for the
5 City is now off for a summer internship and he will then start his Master's Degree program; he submitted
6 his resignation to the City but completed a substantial amount of work for the City during 2026.
7

8 -Trail Coordinator
9

10 Vice Chair James said that the trails are in fairly good shape. He has been walking them and hasn't
11 encountered near the usual amount of mud.
12

13 He will get an update on the Mountain Bike group that had planned to have a workday at Lakeside Trail.
14

15 -Monitors and Stewards
16

17 C. Wild about Lebanon None
18

19 D. Amphibian Crossings
20

21 E. LUCT/Current Use
22

23 F. Other Subcommittees
24

25 7. **OTHER BUSINESS:**
26

27 A. FYIs
28

29 B. Follow Up
30

31 C. Workshops and Educational Opportunities-None
32

33 8. **FUTURE AGENDA ITEMS:**

34 A. Management plan for Two Rivers Conservation Area

35 B. Natural Resource "Checklist" for Planning Board Applications

36 C. Invasives Management Policy
37

38 9. **ADJOURNMENT:**
39

40 *Ms. Hirai MOVED for a five minute extension.*

41 *Seconded by Mr. Heistad, Alt.*
42

43 **The MOTION was not voted on and Mr. Heistad is not a voting member for this evening, since*
44 *CONCOM had a quorum without Alternates .*
45

46 ***Chair Riley acknowledged at the beginning of the meeting that ALTs do not vote unless needed and*
47 *then she will assign them at the beginning of the meeting; she spoke about this today.*
48

49
50 Chair Riley adjourned at 9:08 PM.
51

1 Respectfully submitted,
2 Cinda Mersel
3 Recording Secretary
4
5
6

DRAFT

**LEBANON CONSERVATION COMMISSION
MEETING MINUTES
Remote Via Microsoft Teams
LebanonNH.gov/Live
July 9, 2026
6:30 PM**

MEMBERS PRESENT: Bruce James (Vice Chair), Andrew Faunce, Susan Almy, Alt., Erling Heistad, Alt., Barbara Hirai, Pamela Lee, Alt.,

MEMBERS ABSENT: Sarah Riley (Chair), Don Lacey, Chris Johnson, Lynnette Madsen, Alt.

STAFF PRESENT: Mark Goodwin (GIS Coordinator)

***There was no audio or video for this Conservation Commission meeting. Recording Secretary used the transcript along with her notes.**

Mr. Bruce James was acting Chair for this meeting and all Alternates in attendance have been given voting rights for today's meeting.

1. CALL TO ORDER:

A. Vice Chair James called the meeting to order at 6:32PM.

Vice Chair James opened the meeting by recognizing Recording Secretary Cinda Mersel. He thanked her for her great work, professionalism, patience and accuracy in preparing minutes and listening to the meetings as she did. Conservation Commission members applauded Ms. Mersel in appreciation.

Ms. Mersel thanked them and acknowledged that she will remain the Recording Secretary for several other meetings.

2. APPROVAL OF MINUTES:

A. None / June 11, 2026 meeting needs two revotes by voting members; Chair Riley was notified in June.

3. OPEN TO THE PUBLIC:

4. PERMIT REVIEW:

A. None

5. STUDY ITEMS:

A. Zoning Amendments: A Public hearing will be held for the purpose of receiving input and taking action on proposed zoning amendments:

The main tasks for this evening is to review two zoning amendments coming from the Planning Board, that will go before City Council. There is a proposal for a new childcare center to be constructed in West

1 Lebanon on Seminary Hill beside the SAU88 Administrative Building, and both amendments are needed
2 to proceed.

3
4 This article has been supported by the Lebanon voters. The goal is to balance underutilized space while
5 preserving current recreational use and flexibility for school and civic operations.

6
7 The Conservation Commission is required to provide some feedback and decide whether there are any
8 natural resource implications with either of these two amendments.

9 Amendment 1: Changes to Section 205 “One Principal Structure Per
10 Residential Lot”

11
12 This amendment would add childcare facility to the list of exceptions already allowing for more than one
13 principal structure. Group residences are already allowed.

14
15 Chair James opened this up for discussion.

16
17 Mr. Heistad said that this is something that the community needs and that ConCom should be giving a
18 positive signal on this.

19
20 Ms. Hirai asked about the number of parking spaces and wanted to talk about City Code. Chair James
21 reminded members that the task at hand tonight is what he stated. There will be ample opportunity at
22 public meetings to get into the details of this project and other specific projects as they occur.

23
24 Mr. Faunce clarified the fact that while it might make sense to approve one or both of these amendments,
25 it does not preclude that there might be a conservation concern with new applications. So they might not
26 want to use language that reflects a blanket endorsement, concurring with an earlier statement by
27 Ms. Hirai.

28
29 Ms. Lee said that she is not convinced that there aren’t conservation issues with this proposal. For full
30 transparency, she disclosed that her house sits next door to the proposed building site.

31
32 Also, from her perspective, she does not consider this site underutilized. She said it is a great place to fly
33 kites, and she regularly sees wildlife there such as birds, foxes, and moose tracks in the snow every
34 winter. She is concerned about the traffic and the fact that she will no longer be on a quiet dead end road.
35 She was reminded that this can be brought up in a public hearing City Council meeting.

36
37 Mr. Goodwin added that this Amendment is adding one other additional principle use. ConCom is not
38 approving this, rather they are recommending the City Council approve this additional use.

39
40 ***Ms. Hirai MOVED that the Lebanon Conservation Commission recommends to the City Council that***
41 ***they approve the changes in Section 205.1, 205.2 and 205.3 of Amendment 1. The Conservation***
42 ***Commission has concerns about environmental issues such as impervious surfaces, drainage, and***
43 ***wildlife, and anticipates these will be addressed in the site plan review.***
44 ***Seconded by Mr. Erling Heistad***

45
46 ****The MOTION was approved (6-0).***
47
48

Amendment 2: Changes to Section 604 "Group Day Care Facilities"

The second amendment focuses on parking and the language that the Planning Department has proposed. Each employee will be provided a parking space and also an onsite parking space for every 8 clients. The amendment is for on street parking adjacent to the childcare facility and parking spaces located within an adjacent parking facility; generally speaking SAU may be used to satisfy all or a portion of the parking requirement. This is conceptual and would be applicable to any daycare facility.

It was acknowledged that **No Parking** areas will remain, such as on Seminary Hill and elsewhere.

Mr. Goodwin added that this is the type of thing the Conservation Commission would typically endorse because it is saying instead of paving more area on this parcel, if there is parking available on the street, then use that. There is a requirement to provide enough parking spaces and by also using the SAU property which is green and available if additional parking is needed. There are approximately 50 spots there.

It was noted that off site parking is an issue all over Lebanon and West Lebanon.

The question before ConCom for Amendment 2 is what they think about the natural resource implications of this.

Ms. Barbara Hirai MOVED that the Conservation Commission approve Section 604.1 and 604.2 of Amendment 2. The Conservation Commission is concerned about environmental impacts such as impervious surfaces, drainage, and wildlife and anticipates these will be addressed in the site plan review.

Seconded by Mr. Erling Heistad

The MOTION was approved (6-0).

6. COMMITTEE REPORTS:**A. Biodiversity Group (Invasives)****B. Stewardship**

-Ranger

-Trail Coordinator

-Monitors and Stewards

Ms. Hirai said they had two volunteers sign up using the online form. She contacted both people and has met with one, Jeff. She provided that contact information to Vice Chair James and will provide this to Chair Riley and Mr. Goodwin as well. They recently realized there are system issues and the form will need to be redone. Ms. Hirai has reached out to the second applicant since he did not show up to their scheduled meeting.

Some new volunteers are cleaning up and sharing their observations of where work might need to be done. Trues Brooks was cited.

1 Ms. Hirai recently spoke with a former ranger as a luncheon she attended and he shared some
2 observations about a downed tree and branches and wiring along the bank. She will keep monitoring that.

3
4 Also, she said that bog range #6 at Boston Lot/Lakeside Trail has been damaged. It has been marked with
5 orange tape to be more visible. She thinks ConCom members could take care of this.

6
7 She said Mr. Don Lacey had made her aware of a large tree downed at Two Rivers; a picture of this was
8 shown on the room screen and because of the way it is positioned it will need an experienced person to
9 remedy this. Mr. Lacey wants to mow. Due to concerns about the complexity of this one, it was agreed it
10 would make sense to contact DPW as this would be a logical project for them.

11
12 Ms. Hirai shared that 22 volunteers from Hypertherm helped with garlic mustard pulling in late June at
13 Two Rivers.

14
15 Lastly, she is working on the ADA initiative and is making progress on a document to be used by
16 ConCom. She'll report on this again soon. Ms. Lee agreed to meet with Ms. Hirai to help with this.

17
18 C. Wild about Lebanon None

19
20 D. Amphibian Crossings None

21
22 E. LUCT/Current Use None

23
24 F. Other Subcommittees None

25
26 **7. OTHER BUSINESS:**

27
28 A. FYIs

29
30 Mr. Faunce said that since Chair Riley is out, she has asked him if he would provide the report from
31 Conservation Commission to the City Council next Wednesday. Ms. Mersel, Recording Secretary, agreed
32 to get a Draft to him by no later than Monday, July 13, 2026.

33
34 B. Follow Up

35
36 C. Workshops and Educational Opportunities-None

37
38 **8. FUTURE AGENDA ITEMS:**

39
40 **9. ADJOURNMENT:**

41
42 *Mr. Heistad MOVED for adjournment*

43 *Seconded by Mr. Faunce*

44
45 **The MOTION was approved (6-0)*

46
47 **The meeting adjourned at 7:32PM**

48
49 **Respectfully submitted,*

50 Cinda Mersel

51 Recording Secretary

1
2

**CITY OF LEBANON
ZONING BOARD OF APPEALS
APPLICATION**

SPECIAL EXCEPTION	☒	☐	BUILDING CODE BOARD OF APPEALS
WETLANDS SPECIAL EXCEPTION	☐	☐	APPEAL OF AN ADMIN DECISION
VARIANCE	☐	☐	REHEARING REQUEST
EQUITABLE WAIVER	☐	☐	

PROPERTY OWNER (APPLICANT):

NAME: Ekstrand Family Trust of 2025

TE: [REDACTED]

MAILING ADDRESS: [REDACTED]

E-MAIL ADDRESS: [REDACTED]

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Paul + Leslie Ekstrand

TEL.#: [REDACTED]

MAILING ADDRESS: [REDACTED]

E-MAIL ADDRESS: [REDACTED]

PROJECT LOCATION:

TAX MAP #: 98

LOT#: 14

PLOT #:

ZONE: RL1

STREET ADDRESS: 111 NH Route 4A

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☒ NO **HISTORIC DISTRICT** ☐ YES ☒ NO
FLOOD PLAIN ☐ YES ☒ NO

REQUEST DESCRIPTION:

To enlarge parking area at the tip of our property abutting Route 4A.

USE TYPE:

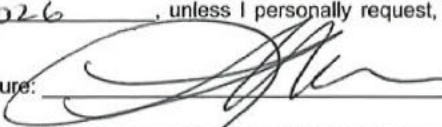
EXISTING: ☐ VACANT ☒ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

PROPOSED: ☐ VACANT ☒ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

If use is **COMMERCIAL OR INDUSTRIAL** please note specific use: _____

SIGNATURE BLOCK:

I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on 8/3/2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

Owner Signature: 

DATE: 7/7/2026

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

Owner Signature: _____

DATE: _____

DATE RECEIVED: 7-13-2026

APPLICATION #: ZB2026-14 SE Page 13 of 47

RIVERBANK SPECIAL EXEMPTION SUPPORT STATEMENT
EKSTRAND PARKING PAD EXPANSON

Leslie and Paul Ekstrand



After living in our home for the past 7 years, we have found that our parking pad is not large enough for our needs. We can only fit our two vehicles on it, which makes snow removal difficult and parking for any visitors almost impossible. The addition we would like to make will allow us to address these difficulties. Since all our property falls within the Riverbank Protection District, we cannot do this project outside of that area. This project should not affect the water quality, plant and marine life of Mascoma Lake and Mascoma River.

Our project will add 150 sq ft to the parking area. We are replacing and expanding the stone wall and replacing the current asphalt surface with pavers. To mitigate any issues with runoff and drainage, we are planning to do the following:

1. During construction, we will have silt sock and fence barriers between the project and the lake to mitigate any runoff during rain events.
2. The blueberry bushes that are currently below the parking pad will be moved farther down the hill to help mitigate runoff. The lawn that will be disturbed during construction will be restored, no other trees, bushes or plants on our property should be disturbed.
3. We are replacing the pavement that currently covers the surface of our parking area with pavers that will be distanced $\frac{3}{4}$ " apart to allow for permeability. Underneath the pavers will be 12 inches of $1\frac{1}{2}$ " then 7 inches of $\frac{3}{4}$ " then 2 inches of $\frac{3}{8}$ " clean ledge stone to further assist with drainage and runoff. The spaces will be maintained through blowing off any accumulated debris on the pad and weeding between the pavers as needed. This creates a net permeable square footage of 842 square feet.

Tax map, City of Lebanon 2026



Property Information Property ID 98-14 Location 111 NH ROUTE 4A Owner EKSTRAND L K L & P J TTEES	 MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map. Geometry updated 02/25/2026 Data updated 11/18/2018	Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.
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Shoreland Permit Application
Water Division / Wetlands Bureau
Land Resources Management Program
[Check the status of your application](#)



RSA / Rule: RSA 483-B, Env-Wq 1400

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

This is a permit application to excavate, fill, construct new structures or remove structures within the protected shoreland.

SECTION 1 - PROJECT DESCRIPTION (Env-Wq 1406.07) *Please concisely describe your proposed project.*

To enlarge our parking area at the top of our property by the road. This is the final part of our Shoreland Impact permit 2018-02553 that was not completed before the permit lapsed on October 23, 2023. Our current plan is smaller than the original under that permit.

SECTION 2 - PROJECT LOCATION (Env-Wq 1406.07)

Address: 111 NH Route 4A	Town or city: Lebanon	State: NH	ZIP: 03766
Waterbody name: Mascoma Lake	Tax map / block / lot number: 98//14		

SECTION 3 - PROPERTY OWNER AND DEED INFORMATION (Env-Wq 1406.07)

The legal name of each property owner must be as it appears on the deed of record. If the owner is a trust or a company, write the name of the trust or company as the owner's name.

Last name, first name, middle initial: Ekstrand Family Trust 2025			
Mailing address: PO Box 2052	Town or city: Lebanon	State: NH	ZIP: 03766
Phone: 4129161253	Email, if available: lklekstrand@gmail.com		
Registry of deed county, book number, page number: Grafton, 4966, 0067			

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER), IF DIFFERENT THAN OWNER (Env-Wq 1406.07)

If the applicant is a trust or a company, write the name of the trust or company as the applicant's name. If the applicant is the owner, please leave blank and check the following box: ☐.

Last name, first name, middle initial: Ekstrand, Paul J and Leslie L			
Mailing address: PO Box 2052	Town or city: Lebanon	State: Nh	ZIP: 03766
Phone: 4129161253	Email, if available: lklekstrand@gmail.com		

SECTION 5 - CONTRACTOR OR AGENT (OPTIONAL)

Last name, first name, middle initial: Hess Property Services, LLC			
Address: 6 Granite Place	Town or city: Enfield	State: NH	ZIP: 03748
Phone: (603) 448-5253	Email, if available: admin@hesspropertyservices.com		

Section 6 - CRITERIA (Env-Wq 1406.07) Please check at least one of the following boxes.

- ☒ This shoreland permit application requires neither a proposal to make the property more nearly conforming nor a request for a waiver of a minimum standard.
- ☐ This shoreland permit application includes a proposal to make the structures and/or the property [more nearly conforming](#) in accordance with RSA 483-B:11.
- ☐ This shoreland permit application includes a [request for a waiver](#) of the following minimum standard(s): RSA 483-B:9, V.

SECTION 7 - RELATED PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT (Env-Wq 1406.14)

Please indicate if you also require the following permits. If so, confirm the status of your permit application.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain per RSA 485-A:17	☐ Yes ☒ No		☐ Approved ☐ Pending ☐ Denied
Individual Sewerage Disposal per RSA 485-A:29	☐ Yes ☒ No		☐ Approved ☐ Pending ☐ Denied
Subdivision Approval per RSA 485-A:29	☐ Yes ☒ No		☐ Approved ☐ Pending ☐ Denied
Wetlands Permit per RSA 482-A	☐ Yes ☒ No		☐ Approved ☐ Pending ☐ Denied

SECTION 8 - REFERENCE LINE ELEVATION (Env-Wq 1406.07)

Required for projects located within the protected shoreland. The reference line elevations for most lakes, ponds, and artificial impoundments greater than 10 acres in size are listed in the Consolidated List of Waterbodies Subject to the Shoreland Water Quality Protection Act. Please see RSA 483-B:4, XVII for the definition of reference line.

Reference line elevation (feet above sea level): **751'**

SECTION 9 - APPLICATION FEE AND SUBMITTAL (RSA 483-B:5-b, I(b); RSA 483-B:5-b, X)

A nonrefundable permit application fee of \$200 plus \$0.20 per total square feet of impact for restoration of water quality improvement projects, or \$400 plus \$0.20 per total square feet of impact for all other projects is required at the time the application is submitted. *Applications for projects solely funded by municipal, county, state, or federal entities shall incur a permitting fee no greater than \$3,750.*

Please upload, mail or hand deliver this application and all required attachments to the NHDES Wetlands Bureau. Missing information may delay your application and/or result in denial. If filing offline, please make checks payable to the Treasurer, State of New Hampshire.

SECTION 10 - CALCULATE TOTAL IMPACT AREA / PERMIT APPLICATION FEE (RSA 483-B:5-b, I(b); RSA 483-B:5-b, X)

Calculate all areas proposed to be disturbed by regrading, excavating, filling, construction or structure removal. These may include but are not limited to new driveways, new structures, areas disturbed when installing septic systems and foundations, creating temporary access roads to drill a new well and regrading associated with landscaping activities.

Total proposed area impacted within the protected shoreland (A), in square feet: 992

- For water quality restoration or improvement projects, multiply (A) by \$0.20 and add \$200.

$$[(A) \times \$0.20] + \$200 = (\text{permit application fee}^*) =$$

- For all other projects, multiply (A) by \$0.20 and add \$400.

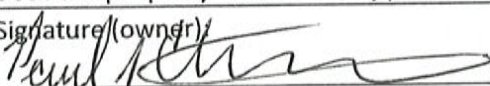
$$[(A) \times \$0.20 + \$400] = 598.40$$

SECTION 11 - REQUIRED CERTIFICATIONS (Env-Wq 1406.08; Env-Wq 1406.10(a)) Please initial and sign below.

Initials: LE	The information provided is true, complete, and not misleading to my knowledge and belief.
Initials: LE	I understand that: - Any permit or waiver granted based on false, incomplete, or misleading information shall be subject to revocation. - I am subject to applicable penalties in RSA 641 for falsification in official matters. - Obtaining a shoreland permit shall not exempt the work proposed from other state, local, or federal approvals.
Initials: LE	I have notified the governing body of the municipality or municipalities in which the property is located by certified mail, in accordance with Env-Wq 1406.13.
Initials: LE	I have notified all abutters** of the proposed impacts via certified mail, in accordance with Env-Wq 1406.13.
Initials: LE	☒ This project is within one-quarter mile of a designated river, and I have provided the Local River Management Advisory Committee (LAC) with a copy of my complete application, including all supporting materials, via certified mail, in accordance with Env-Wq 1406.13. ☐ This project is <i>not</i> within one-quarter mile of a designated river.
Initials: LE	For any project proposing that the impervious area be at least 15% but not more than 20% within the protected shoreland, I certify that the impervious area is not more than 20%. ☒ N/A

SECTION 12 - REQUIRED SIGNATURES (Env-Wq 1406.08)

Both the property owner and applicant must sign.

Signature (owner): 	Print name legibly: Paul J. Ekstrand	Date: 5/25/2026
Signature (applicant, if different from owner): 	Print name legibly: Leslie K.L. Ekstrand	Date: 5/25/2026

*Projects solely funded by municipal, county, state, or federal entities shall incur a permit application fee no greater than \$3,750.

***"Abutter" means any person who owns property immediately contiguous to the property on which the proposed work will take place, or who owns flowage rights on such property. The term does not include properties separated by a public road or located more than ¼ mile from the limits of the proposed work. If contiguous properties are owned by the person who is proposing the work, then the term includes the person owning the next contiguous property, subject to the ¼ mile limitation.

SHORELAND PERMIT APPLICATION WORKSHEET

Please include this worksheet with your permit application. Include a separate worksheet for each individual lot of record where impacts are proposed. "Pre-construction impervious surface area"¹ means all human-made impervious surfaces² currently present within the protected shoreland of a lot, whether to be removed or to remain after the project is completed. "Post-construction impervious area" means all impervious surfaces that will exist within the protected shoreland of a lot upon completion of the project, including both new and any remaining pre-construction impervious surfaces. All answers must be in square feet.

CALCULATING IMPERVIOUS AREA

CALCULATING THE IMPERVIOUS AREA OF A LOT WITHIN 250 FEET OF THE REFERENCE LINE (Env-Wq 1406.12)			
	STRUCTURE DESCRIPTION	PRE-CONSTRUCTION IMPERVIOUS AREAS, IN SQUARE FEET	POST-CONSTRUCTION IMPERVIOUS AREAS, IN SQUARE FEET
PRIMARY STRUCTURE(S) House and all attached decks and porches.	House with wooden decks	1002.42	1002.42
ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures may include driveways, walkways, patios and sheds.	Parking Area	841.89	0
	Temporary Shed	48	48
TOTAL:		(A) 1892.31	(B) 1050.42
Area of the lot located within 250 feet of reference line, in square feet:			(C) 1050.42
Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: <i>[divide (A) by (C) x 100]</i>			(D) % 28.96
Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: <i>[divide (B) by (C) x 100]</i>			(E) % 16.08

¹ "Impervious surface area" as defined in Env-Wq 1402.13 means, for purposes of the impervious surface limitation specified in RSA 483-B:9, V(g), the total footprint of each impervious surface that is located within the protected shoreland.

² "Impervious surface" as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples may include roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

STORMWATER MANAGEMENT REQUIREMENTS

IMPERVIOUS AREA THRESHOLDS (RSA 483-B:9, V(g))

- ☒ A net decrease or no net increase in impervious area is proposed (If [E] is less than or equal to [D]).
- ☐ The percentage of post-construction impervious area (E) is less than or equal to 20%.
This project **does not** require a stormwater management plan and **does not** require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
- ☐ A net increase in impervious area is proposed, and the percentage of post-construction impervious area (E) is greater than 20%, but less than 30%.
This project *requires* a stormwater management but *does not* require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
- ☐ A net increase in impervious area is proposed, and the percentage of post-construction impervious area (E) is greater than 30%.
This project *requires* a stormwater management plan designed and certified by a professional engineer **and** *requires* plans demonstrating that each waterfront buffer grid segment meets at least the minimum required tree and sapling point score.

NATURAL WOODLAND AREA REQUIREMENTS

DETERMINE THE AREA TO REMAIN AS NATURAL WOODLAND	
Total area of the lot, in square feet, between 50 feet and 150 feet of the reference line, within which the vegetation currently exists as natural woodland ³ (see definition below).	(F) 0
Total area of the lot, in square feet, between 50 feet and 150 feet from the reference line.	(G) 2687
At least 25% of area (G) must remain in as natural woodland. $[0.25 \times G]$	(H) 0
Enter the lesser of area (F) and calculation (H) on this line, in square feet. To comply with the <i>natural woodland area requirement</i> , this is the minimum area that must remain as natural woodland between 50-150 feet from the reference line. This area must be represented on all plans, and this area, exclusive of existing lawn, must remain in an unaltered state ⁴ .	0 (I)
Name of person who prepared this worksheet: Leslie Ekstrand	
Name and date of the plan associated with this worksheet:	

³ "Natural woodland" means a forested area consisting of various species of trees, saplings, shrubs, and ground covers in any combination and at any stage of growth (483-B:4, XI).

⁴ "Unaltered state" means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health (483-B:4, XXIV-b).



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



May 26, 2026

LESLIE L/PAUL J EKSTRAND
111 RTE 4A
LEBANON NH 03766

Re: Received Shoreland Permit Application (RSA 483-B)
NHDES File Number: 2026-01348
Subject Property: 111 NH RTE 4A, Lebanon, Tax Map/Block/Lot(s): 98/no block/14

Dear Applicant:

On May 26, 2026, the New Hampshire Department of Environmental Services (NHDES) Shoreland Program received the above-referenced Shoreland Permit Application (Application). This application shall be reviewed in accordance with the timeframes established under RSA 483-B:5-b, V. The language of RSA 483-B:5-b, V has been provided on the reverse of this document for your reference. The status of the Application is available on OneStop at <https://www4.des.state.nh.us/lrmonestop/>.

If you have any questions, please contact the Shoreland Program at (603) 271-2147.

Sincerely,

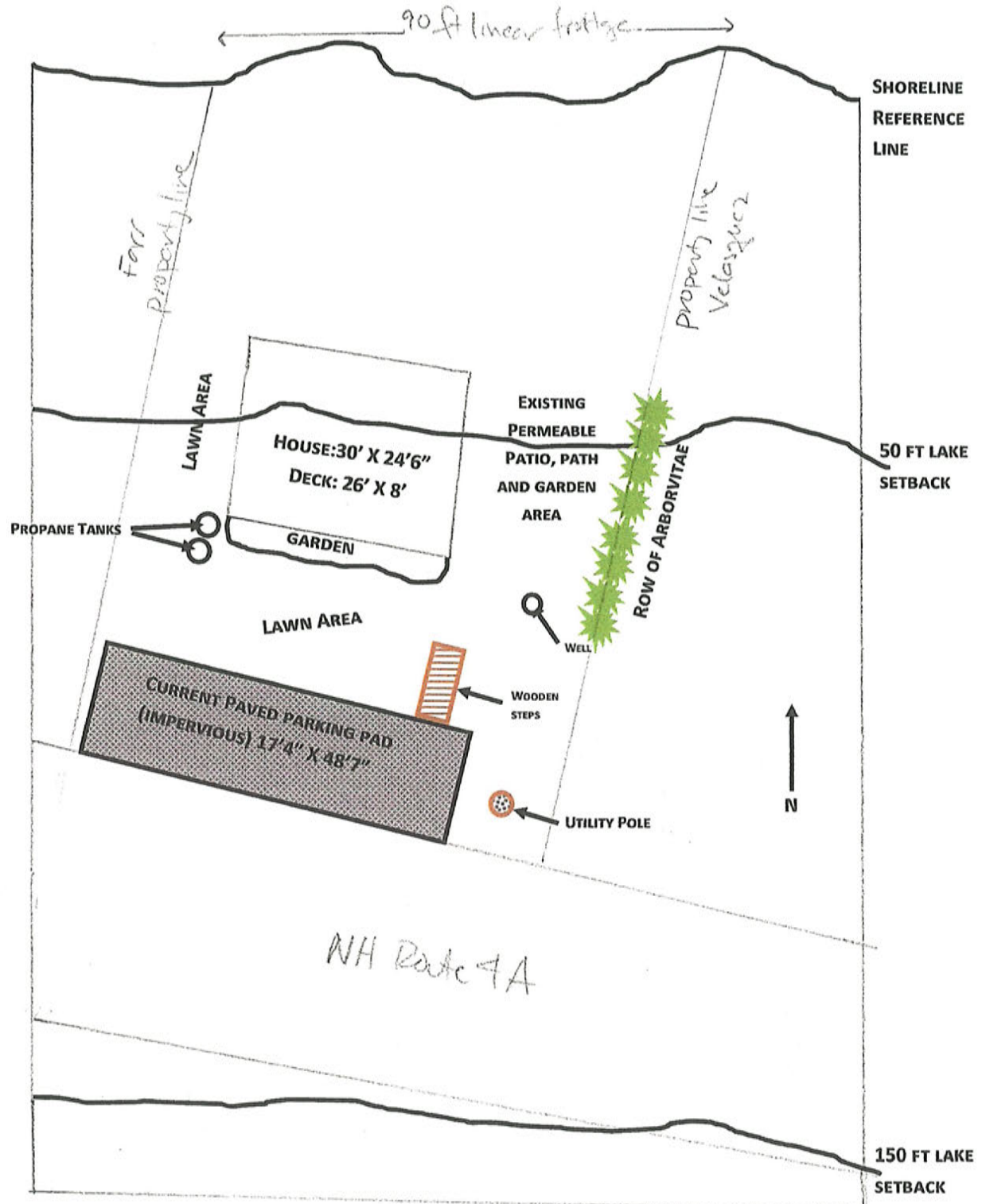
Rumi Shrestha
Application Receipt Center, Shoreland Program
Wetlands Bureau, Land Resources Management
Water Division

Copied: Agent
Municipal Clerk
Local River Advisory Committee
NHDES Rivers Program

Ekstrand Parking Pad Extension Permit Application

Current Parking Area — Revised 6.23.2026

mascoma lake

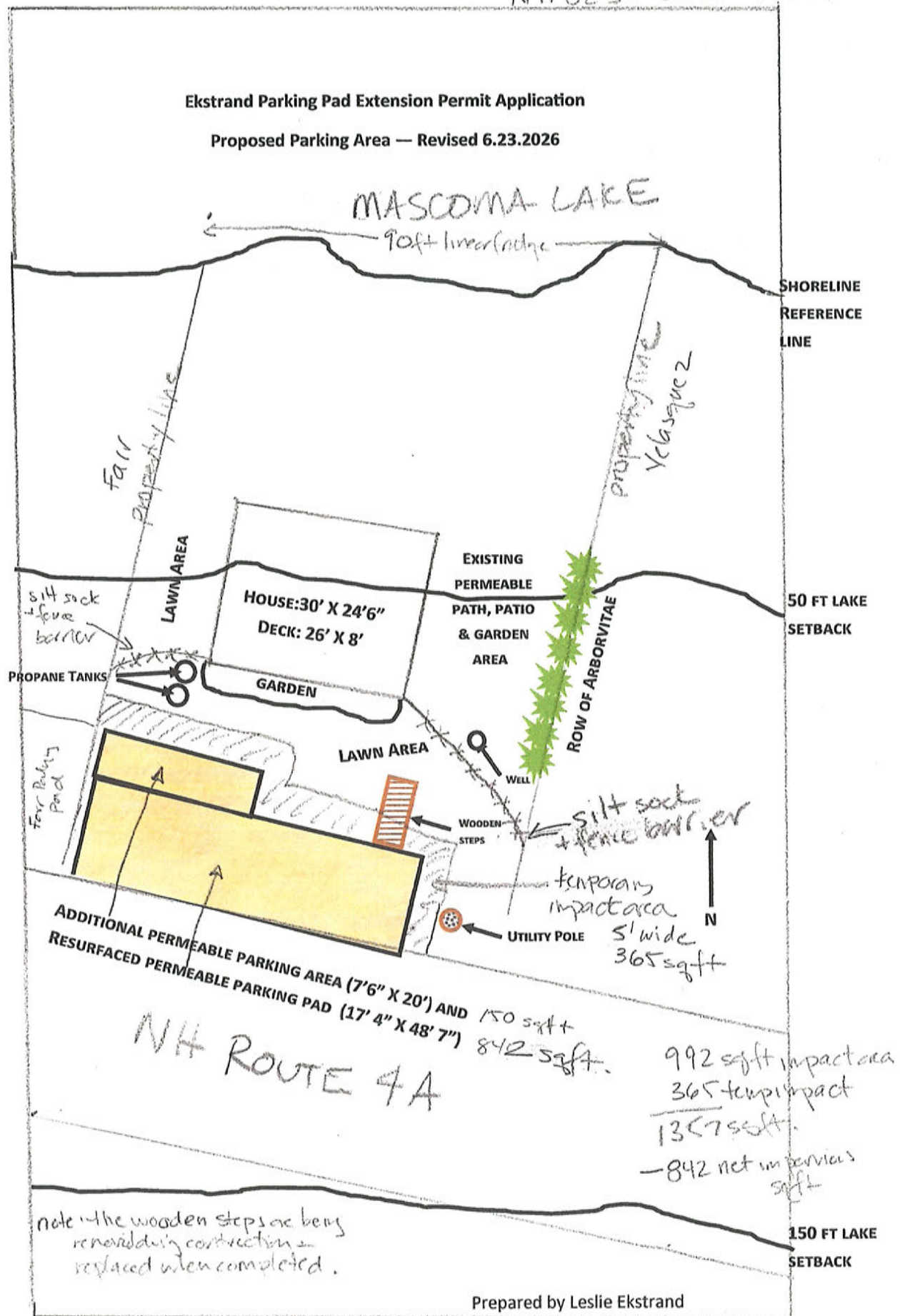


Prepared by Leslie Ekstrand

Revised Leslie Ekstrand 6.23.2026

Ekstrand Parking Pad Extension Permit Application

Proposed Parking Area — Revised 6.23.2026

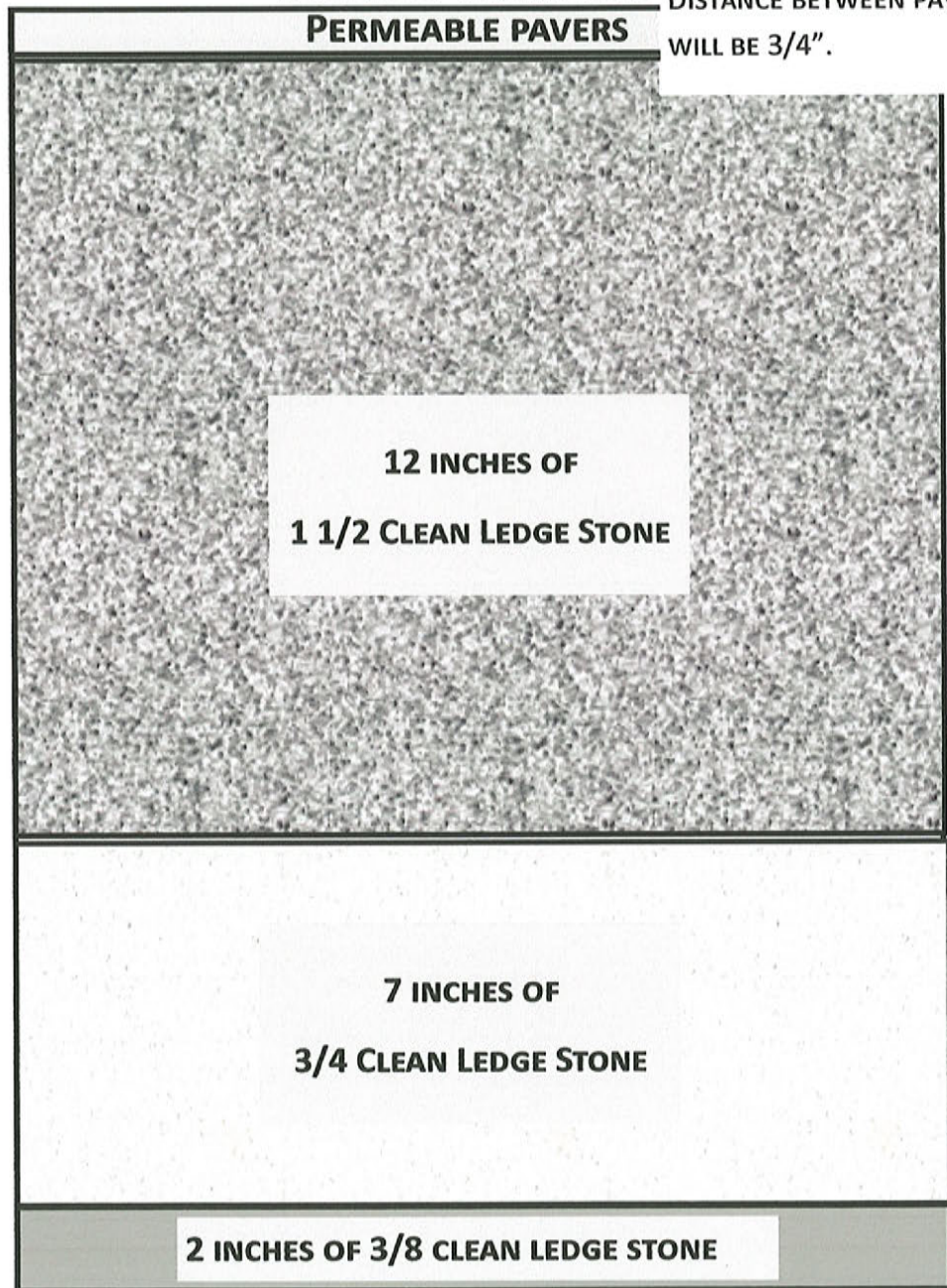


**CROSS SECTION OF PLANNED PERMEABLE BLOCK INSTALLATION
EKSTRAND PARKING PAD EXTENSION
111 NH ROUTE 4A, LEBANON**

PROPOSED PERMEABLE SURFACES TO BE
MAINTAINED BY BLOWING OFF ANY
DETRITUS THAT ACCUMULATES, KEEPING
SURFACES & JOINTS CLEAN AND BY
WEEDING BETWEEN PAVERS

**SURFACE OF PARKING PAD
PERMEABLE PAVERS**

DISTANCE BETWEEN PAVERS
WILL BE 3/4".



Not to scale. Drawn by Leslie Ekstrand revised 6.25.2026 NHDES File #2026-01348



The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Robert R. Scott, Commissioner



To: Leslie Ekstrand
P.O. Box 2052
Lebanon, NH 03766
lklekstrand@gmail.com

From: Ecological Review Section
New Hampshire Department of Environmental Services

cc: NHFG Review

Date: 05/12/2026 (valid until 05/12/2027)

Re: DataCheck Review by NHDES Ecological Review Section

Permits: NHDES - Shoreland Standard Permit

DCT ID: DCT26-1121

Town: Lebanon
Location: 111 NH Route 4A

Project Description: We are expanding the parking pad adding an additional 150 sq ft. This is next to Route 4A at the top of our property, replacing the current asphalt pavement with a permeable surface. This will take place in August or September 2026.

Next Steps for Applicants:

The New Hampshire Department of Environmental Services (NHDES) Ecological Review Section has reviewed the provided mapped project area against available records of protected species, Exemplary Natural Communities (ENCs), and critical habitat. Based on the project mapping and submitted information, protected species may be impacted by the proposed work activities. Please carefully read the comments and instructions below for next steps to avoid and minimize impacts.

Plant and Exemplary Natural

Community Comments: No ecological review needed based on provided information.

Wildlife and Critical Habitat

Comments: Based on the information provided, an ecological review with NHDES is recommended to help prevent violations of the Endangered Species Conservation Act (RSA 212-A), and a \$500 ecological review fee is NOT required. Existing records indicate that protected wildlife species pursuant to RSA 212-A could be impacted by the proposed project. Please refer to the list of records below. To request an ecological review and receive conservation measures to avoid and minimize impacts, follow the instructions provided below. In your review request, please include the anticipated start date and duration of the proposed work (in addition to the other attachments required in the ecological review request form).

Ecological Review Instructions

Pursuant to Env-C 804.01, ecological reviews are either required by rule or recommended to comply with RSA 212-A and 217-A. Pursuant to Env-C 804.02, required ecological reviews that meet certain criteria must pay a \$500 fee to request an ecological review.

Instructions regarding how to request an ecological review for plants and/or wildlife are provided below:

When is an Ecological Review for Plants and Exemplary Natural Communities Needed

If this letter includes records of protected plants and/or exemplary natural communities, you may request an Ecological Review from NHDES (see further instructions below).

If no plant or exemplary natural communities are included on this letter, no further plant review is needed.

When is an Ecological Review for Wildlife and Critical Habitat Needed

If this letter includes records of protected wildlife and/or critical habitat, please refer to one of the following next steps:

- a. If your project requires an NHDES permit, authorization, or approval you may request an Ecological Review from NHDES (see further instructions below).
- b. If your project **does not** need an NHDES permit, authorization, or approval, then no ecological review with NHDES is needed. Instead, you can request a review from the New Hampshire Fish and Game (NHFG) Nongame and Endangered species program. Contact NHFGreview@wildlife.nh.gov or 603-271-2461 to request a review with NHFG.

If no wildlife species or critical habitat are included on this letter, then no further wildlife review is needed.

How to Request an Ecological Review from NHDES

To request an ecological review, access and complete the [Ecological Review Request form](#) found at onlineforms.nh.gov.

Submit the completed form and all required attachments by email, mail, or hand delivery to:

New Hampshire Department of Environmental Services
Attn: Ecological Review Section
P.O. Box 95
29 Hazen Drive
Concord, NH 03302-0095
EcologicalReviews@des.nh.gov

For questions about requesting an ecological review, call 603-271-7972.

Federal Compliance

This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be federally listed species in New Hampshire that are impacted by your activity not included in this letter. For ESA compliance, please visit the US Fish and Wildlife Service's (USFWS) [Information for Planning and Consultation \(iPaC\) website](#) for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit or other authorization, coordinate your iPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through iPaC, habitat evaluations etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov or [603-223-2541](tel:6032232541)).

Ecological Review Database records:

The following species and habitats may be impacted by the proposed work activities. Please refer to this list when coordinating.

Vertebrate species	State ¹	Federal	Notes
Common Loon (<i>Gavia immer</i>)	T	--	Contact the NH Fish & Game Dept (see above).

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

Disclaimer:

DataCheck Tool screening only includes occurrences of protected species and exemplary natural communities that have been documented and verified by state biologists and ecologists. This letter does not guarantee these are the only protected species and habitat present at this location, only that their presence has not been documented and verified by state biologists and ecologists. As many areas have never been surveyed, or have only been surveyed for certain species, on site surveys are the best way to determine the resources present on your site.

DCT26-1121



0 0.02 0.04 0.06 0.08 0.1 Miles

Legend

- City/Town
- Site bounds

www.des.nh.gov
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

Mascoma River Local Advisory Committee
Canaan - Enfield - Lebanon

June 8, 2026

Leslie Ekstrand

klekstrand@gmail.com

Isabella Blood

NHDES Permitting Specialist

Isabella.blood@des.nh.gov

Re:

Shoreland Permit Application (RSA 483-B) NHDES File Number: 2026-01348

Subject Property: 111 NH RTE 4A, Lebanon, Tax Map/Block/Lot(s): 98/no block/14

Dear Leslie and Isabella,

This letter is to inform you that at its June meeting the Mascoma River Local Advisory Committee reviewed the above-referenced Shoreland Permit application. We have the following comments and or questions on this project.

We applaud the use of a permeable solution for the parking pad.

Because of the change to a permeable parking pad, we are wondering two things:

Will the retaining wall be modified to ensure it remains structurally sound as more water would be traveling through it after project completion?

If more stormwater flows out of the retaining wall, what measures are being taken to ensure that that stormwater slows down and infiltrates the ground and does not reach the lake?

We request that all erosion control measures be wildlife friendly and if not biodegradable that they be removed promptly from the site after the need for them has passed.

The Mascoma LAC thanks you for the opportunity to review and comment on this project.

Sincerely,

Sarah A. Riley,
Acting Chair,
Mascoma River Local Advisory Committee

cc:

Tracie Sales tracie.j.sales@des.nh.gov

Sydney Gendreau sydney.e.gendreau@des.nh.gov

Mascoma LAC comments re 111 Rt 4A Enfield 2026-01348

4 messages

mascomaLAC <mascomalac@gmail.com>

Mon, Jun 8, 2026 at 10:16 PM

To: leslie ekstrand <lklekstrand@gmail.com>, Isabella.blood@des.nh.gov

Cc: tracie.j.sales@des.nh.gov, "Gendreau, Sydney" <sydney.e.gendreau@des.nh.gov>

Dear Leslie and Isabella,

Please find in attachment the MRLAC's comments on the above referenced shoreland application.

Best Regards,

--

Sarah Riley
Acting Chair,
Mascoma River Local Advisory Committee

 **2026_06_18 Mascoma LAC comments re 111 Rt 4A Enfield.pdf**
34K

leslie ekstrand <lklekstrand@gmail.com>

Tue, Jun 9, 2026 at 7:53 AM

To: mascomaLAC <mascomalac@gmail.com>

Cc: Isabella.blood@des.nh.gov, tracie.j.sales@des.nh.gov, "Gendreau, Sydney" <sydney.e.gendreau@des.nh.gov>

Hi Sarah,

Thank you for sending this along.

Some notes in response to your questions:

The entire retaining wall is being replaced. Our understanding is that it is engineered to work with the permeable pavers and gradation of stone beneath it to allow the runoff water to permeate the ground in a way that does not cause damaging runoff. We would love suggestions on plantings that might help further mitigate these concerns.

There are storm drains on 4A that currently handle the road runoff during rain storms and snow melt.

We will make sure our contractor uses erosion control measures during construction that are wildlife friendly and either biodegradable or removed when no longer needed.

Best,
Leslie

[Quoted text hidden]

mascomaLAC <mascomalac@gmail.com>

Mon, Jun 29, 2026 at 3:43 PM

To: leslie ekstrand <lklekstrand@gmail.com>

Cc: Isabella.blood@des.nh.gov, tracie.j.sales@des.nh.gov, "Gendreau, Sydney" <sydney.e.gendreau@des.nh.gov>

Hi Leslie,

Thanks for your email. I hope everything is moving forward with the permit request and the RFMI. Regarding plantings that may help water soak into the ground and prevent soil erosion, and thereby help the lake, some options include: replacing some lawn with low-maintenance ground covers and shrubs. I recommend checking out the Green yard care and landscaping tab on the [Soak up the Rain NH](#) website. Also, the NH Lakes site [Transform Your Lakefront: Create a](#)

[Stunning and Lake-Friendly Shoreline Buffer](#) is a great resource that includes some species recommendations as well as links to even more resources.

We appreciate seeing projects that slow the pace of and the volume of stormwater reaching the lake, because stormwater is a major source of pollutants. The [Mascoma Lake Watershed Management Plan](#) emphasizes the importance of waterfront property owners such as yourselves taking measures to improve lake water quality. Thanks for all you are doing!

Best,

Sarah Riley

[Quoted text hidden]

leslie ekstrand <lklekstrand@gmail.com>

Tue, Jun 30, 2026 at 9:34 AM

To: mascomaLAC <mascomalac@gmail.com>

Cc: Isabella.blood@des.nh.gov, tracie.j.sales@des.nh.gov, "Gendreau, Sydney" <sydney.e.gendreau@des.nh.gov>

Hi Sarah,

Thanks for sending these resources over, I will check them out. They look to be very helpful.
We resubmitted a few documents last week with more information to Isabella, hopefully we get a decision soon.

Best,

Leslie

[Quoted text hidden]

Return to:
Leslie L. Ekstrand and Paul J. Ekstrand
111 Route 4A
Lebanon, NH 03766

WARRANTY DEED

Transfer Tax: \$4,335.00

Gordon Black and Nancy Black, Husband and Wife, of 26 Tewksbury Road, Cornish, NH 03745, for consideration paid, do hereby grant to

Leslie L. Ekstrand and Paul J. Ekstrand, Wife and Husband, as joint tenants with rights of survivorship, of 541 Main Street, New London, NH 03257,

with **WARRANTY COVENANTS**

A parcel of land situated in Lebanon, Grafton County, New Hampshire, on the northerly side of Route 4-A and on the southerly edge of Mascoma Lake described as follows:

Beginning at a point on Route 4-A which marks the southeasterly corner of the premises herein conveyed and the southwesterly corner of property now or formerly of Lewis A. and Marjorie A. Audette;

Thence northerly 120 feet along the westerly line of Audette to a point on the southerly edge of Mascoma Lake;

Thence westerly 77 feet, more or less, along the southerly edge of Mascoma Lake to a point which marks the northwesterly corner of the premises herein conveyed, and the northeasterly corner of property now or formerly of C.H. Sanborn;

Thence southerly 100 feet, more or less, along property of Sanborn to a point on the northerly edge of Route 4-A which marks the southwesterly corner of the premises herein conveyed;

Thence easterly 64 feet, more or less, along Route 4-A to the point of beginning.

The premises herein conveyed are subject to the conditions as set forth in the deed from Neville E. Munday and Elisa N. Munday, and Nancy H. Michels, trustee, for the estate of Neville E. Munday, debtor, U.S. Bankruptcy Court District of New Hampshire, Case #82-621, dated November 4, 1985, and recorded in the Grafton County Registry of Deeds in Book 1570, Page 199.

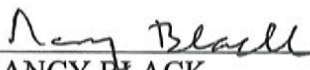
Meaning and intending to describe and convey the same premises conveyed to Gordon Black and Nancy Black by virtue of a deed dated October 2, 2002 and recorded in the Grafton County Registry of Deeds in Book 2722, Page 715.

This is not homestead property.

Executed under seal this 2nd day of October, 2017.



GORDON BLACK



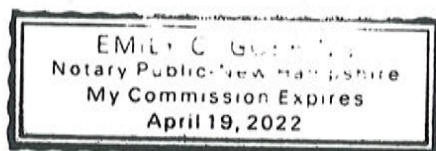
NANCY BLACK

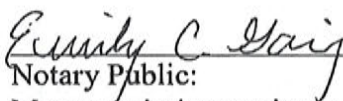
STATE OF NEW HAMPSHIRE

Merrimack, ss.

October 2, 2017

Then personally appeared before me on this 2nd day of October, 2017, the said Gordon Black and Nancy Black and acknowledged the foregoing to be their voluntary act and deed





Notary Public:
My commission expires: 4/19/22

ADDENDUM A:

Bill of Sale Tangible Personal Property to Trust

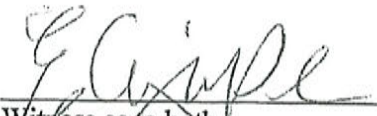
Know All By These Presents, that We, Leslie K.L. Ekstrand and Paul J. Ekstrand, Transferors, in consideration of One Dollar and Other Good and Valuable Considerations, paid by ourselves, Leslie K.L. Ekstrand and Paul J. Ekstrand, as Trustees of the Ekstrand Family Trust of 2025, Transferees, the receipt and sufficiency of which is acknowledged, grant, sell, transfer and deliver to ourselves, Leslie K.L. Ekstrand and Paul J. Ekstrand, as Trustees of the Ekstrand Family Trust of 2025, the following goods, equipment, vehicles, all personal property and chattels, namely:

Being all tangible personal property, without limitation, owned by ourselves individually or jointly, wherever situated, and including, without limitation, all household goods, furniture, clothing, automobiles, boats, animals, books, tools, equipment, farm related instruments and equipment, jewelry, collections, works of art, and articles of personal or household use or ornament.

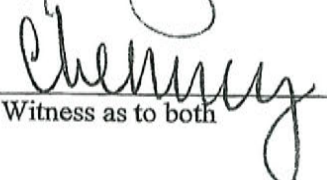
Not included in this transfer are items of intangible personal property such as, for example, cash, securities, IRA accounts, pension accounts, or the like.

To Have and To Hold all and singular the goods and chattels to ourselves, Leslie K.L. Ekstrand and Paul J. Ekstrand, as Trustees of the Ekstrand Family Trust of 2025, Transferees, and to our successors in trust and assigns, to their own use and behoof forever. And the Transferors covenant with the Transferees that the Transferors are the lawful owners of these goods and chattels, that they are free from all encumbrances except as noted below, that the Transferors have good right to sell them as described above, and that the Transferors will warrant and defend them against the lawful claims and demands of all persons.

The Transferors sign this Bill of Sale on 23 September 2025.



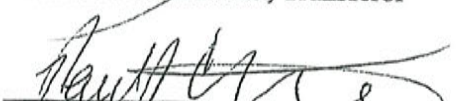
Witness as to both



Witness as to both



Leslie K.L. Ekstrand, Transferor



Paul J. Ekstrand, Transferor

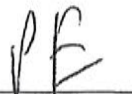
ADDENDUM B:

Schedule of Real Property

This Addendum B is attached to and forms a part of the Ekstrand Family Trust of 2025, and identifies the initial real property owned by the Trust. The Donors, or the Trustee, as the case may be, may transfer other real property to the Trust, and may attach or include a description of any such real property to this Addendum B.

- I. 111 Nh. Rte. 4A, Lebanon, New Hampshire. Real property located in the City of Lebanon, Grafton County, New Hampshire, and being the same lands and premises as conveyed to Leslie L. Ekstrand and Paul J. Ekstrand by Warranty Deed of Gordon Black and Nancy Black, which deed is dated 02 October 2017 and recorded at **Book 4315, Page 0576** of the Grafton County Registry of Deeds.


D.K.L.E.


P.J.E.

Status of NHDES Shoreline Application



leslie ekstrand <lklekstrand@gmail.com>

NHDES File#2026-01348

7 messages

leslie ekstrand <lklekstrand@gmail.com>
To: Isabella.Blood@des.nh.gov

Tue, Jun 30, 2026 at 9:41 AM

Hi Isabella,
Just checking in to make sure that you received our check and updated materials. I left them with the admin at the window as you requested. If so, are there any other questions that need to be answered or forms that need to be updated before we get our decision?
If at all possible, we would appreciate a decision before July 9th so we can submit our paperwork for a zoning variance and get on the Lebanon Zoning Board meeting agenda for August 3rd.
Please let me know if that is likely.
Best,
Leslie

Blood, Isabella <Isabella.Blood@des.nh.gov>
To: leslie ekstrand <lklekstrand@gmail.com>

Tue, Jun 30, 2026 at 10:27 AM

Hi Leslie,

Everything is all set. It is simply in a que waiting to be approved when I can get the time of my supervisor. My hope is to meet with him today, if not tomorrow.

Thank you,

Isabella Blood

Shoreland Permitting Specialist
|Shoreland Program |Wetlands Bureau| Land Resources Management
NH Department of Environmental Services
Isabella.Blood@des.nh.gov
(603) 271-0868
[NHDES Protected Shoreland Webpage](#)

NHDES would greatly appreciate your feedback and wants to hear from you. Please take a moment to fill out our short (5-question) [NHDES Customer Service Satisfaction Survey](#)

From: leslie ekstrand <lklekstrand@gmail.com>
Sent: Tuesday, June 30, 2026 9:41 AM
To: Blood, Isabella <Isabella.Blood@des.nh.gov>
Subject: NHDES File#2026-01348

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[Quoted text hidden]

leslie ekstrand <lklekstrand@gmail.com>
To: Isabella Blood <Isabella.Blood@des.nh.gov>

Tue, Jun 30, 2026 at 11:58 AM

Thanks for the update, Isabella.
Cheers,
Leslie

On Jun 30, 2026, at 10:27, Blood, Isabella <Isabella.Blood@des.nh.gov> wrote:

[Quoted text hidden]

leslie ekstrand <llekstrand@gmail.com>
To: Isabella Blood <Isabella.Blood@des.nh.gov>

Thu, Jul 2, 2026 at 3:07 PM

Hi Isabella,
I hate to be a pest and apologize for it as I know you have a lot on your plate but did you get a chance to speak with your supervisor?
Best,
Leslie

On Jun 30, 2026, at 10:27, Blood, Isabella <Isabella.Blood@des.nh.gov> wrote:

[Quoted text hidden]

Blood, Isabella <Isabella.Blood@des.nh.gov>
To: leslie ekstrand <llekstrand@gmail.com>

Thu, Jul 2, 2026 at 3:12 PM

Hi Leslie,

I spoke with him. He has quite a bit on his plate and addresses files by their due date.

I will make an effort to address this next week with him again. It is approvable, but he needs to review my permit I wrote up.

I appreciate your patience.

Thank you.

Isabella Blood

Shoreland Permitting Specialist
| Shoreland Program | Wetlands Bureau | Land Resources Management
NH Department of Environmental Services
Isabella.Blood@des.nh.gov
(603) 271-0868
[NHDES Protected Shoreland Webpage](#)

NHDES would greatly appreciate your feedback and wants to hear from you. Please take a moment to fill out our short (5-question) [NHDES Customer Service Satisfaction Survey](#)

From: leslie ekstrand <llekstrand@gmail.com>
Sent: Thursday, July 2, 2026 3:07 PM

CERTIFIED NOTIFICATION LIST

Notice shall be sent by certified mail to the Owner; Applicant, if different from Owner; Abutters; Holders of conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property; the holders of easements, rights-of-way, and other restrictions; and every engineer, architect, land surveyor, or soil or wetlands scientist whose seal appears on any plan submitted to the Board; and any other persons required by RSA 676:4, I(d). The names and mailing addresses shall be furnished by the Applicant.

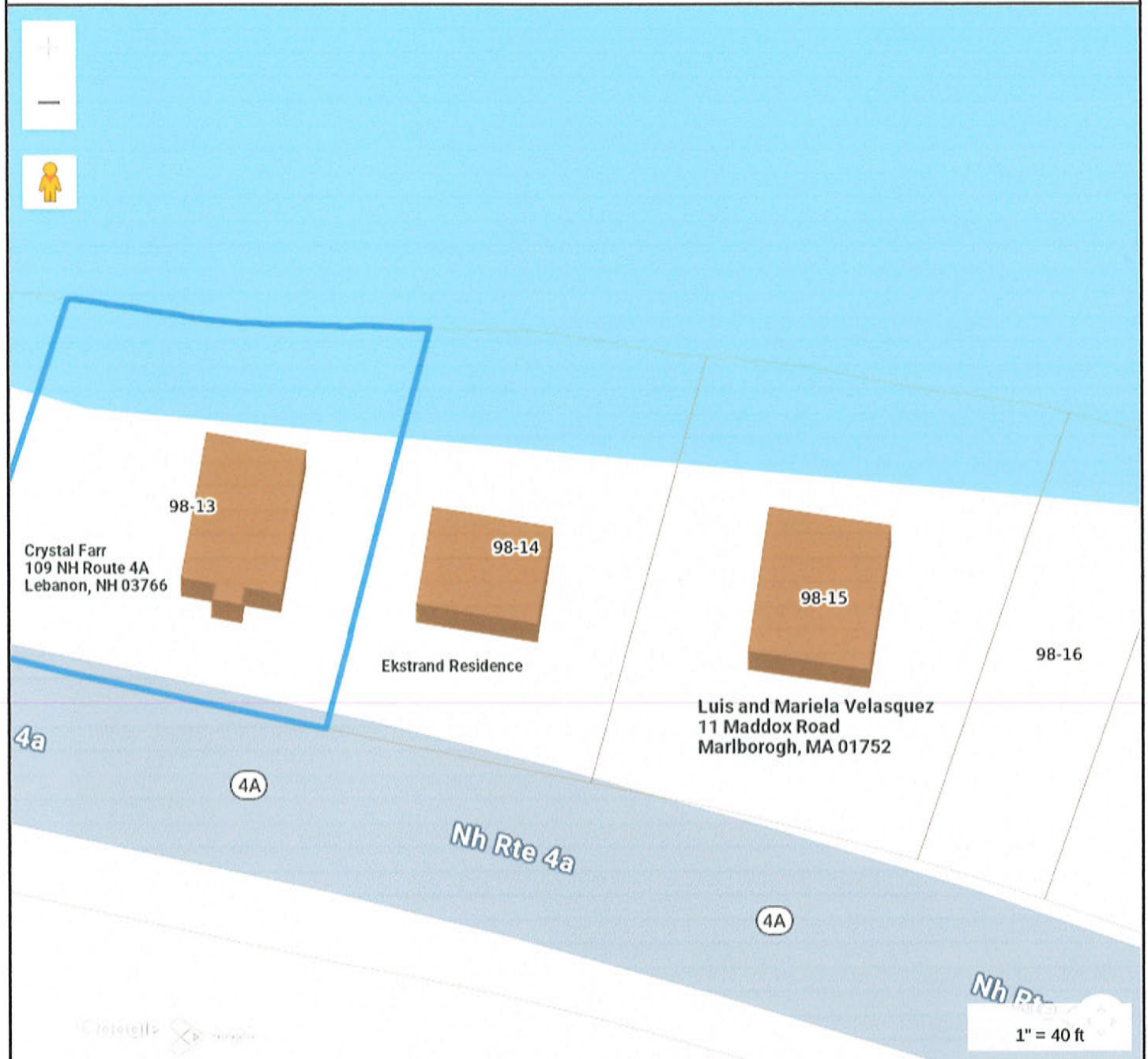
672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.

Source. 1983, 447:1. 1986, 33:2. 2002, 216:1, eff. July 15, 2002.

PLEASE PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

Map & Lot Number: 98-14	Map & Lot Number: 98-14
Property Owner: Ekstrand Family Trust 2025 PO Box 2052 Lebanon, NH 03766	Applicant, Co-Applicant, Agent, or Lessee: Leslie + Paul Ekstrand PO Box 2052 Lebanon, NH 03766
Map & Lot Number: 98-13	Map & Lot Number: 98-15
Crystal Farr 109 NH Route 4A Lebanon, NH 03766	Luis + Mariela Velasquez 11 Maddox Road Marlborough, MA 01752
Map & Lot Number:	Map & Lot Number:

Abutter's Map



Property Information

Property ID 98-13
Location 109 NH ROUTE 4A
Owner FARR, CRYSTAL A



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

City of Lebanon, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/25/2026
Data updated 11/18/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.