



**LEBANON CONSERVATION COMMISSION
AUGUST 25, 2026 - 3:00 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: 687 976 310#). If you have trouble accessing this meeting, please [email Mark Goodwin](#)

2. 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**

3. 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](https://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.

**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:

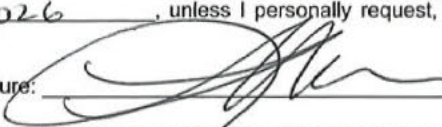
EXISTING: ☐ VACANT ☒ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

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 ST

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.















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.

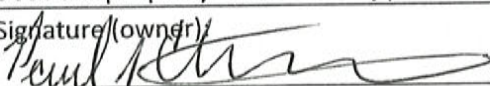
$$[(A) \times \$0.20 + \$400] = 598.40$$

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.

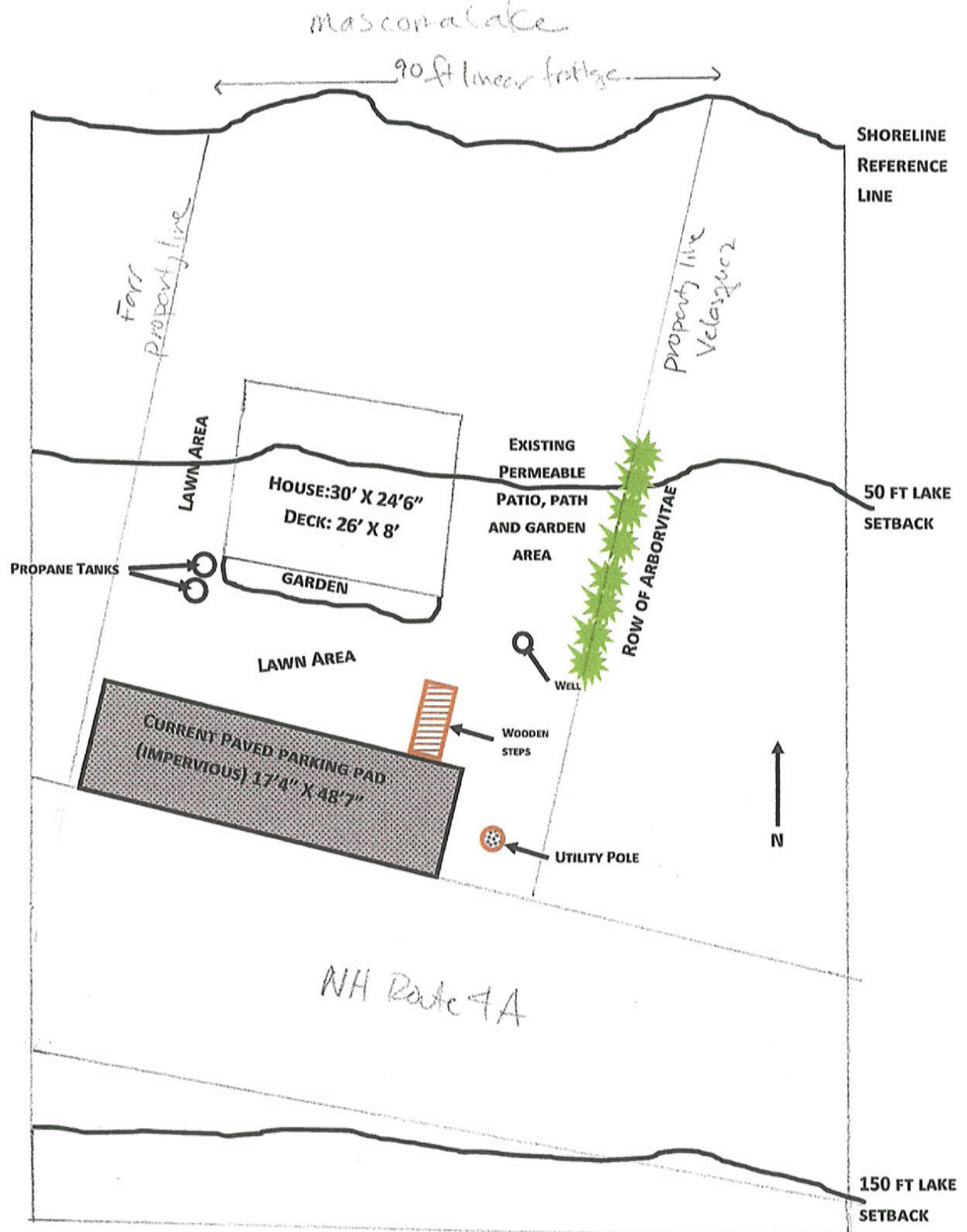
Sincerely,

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

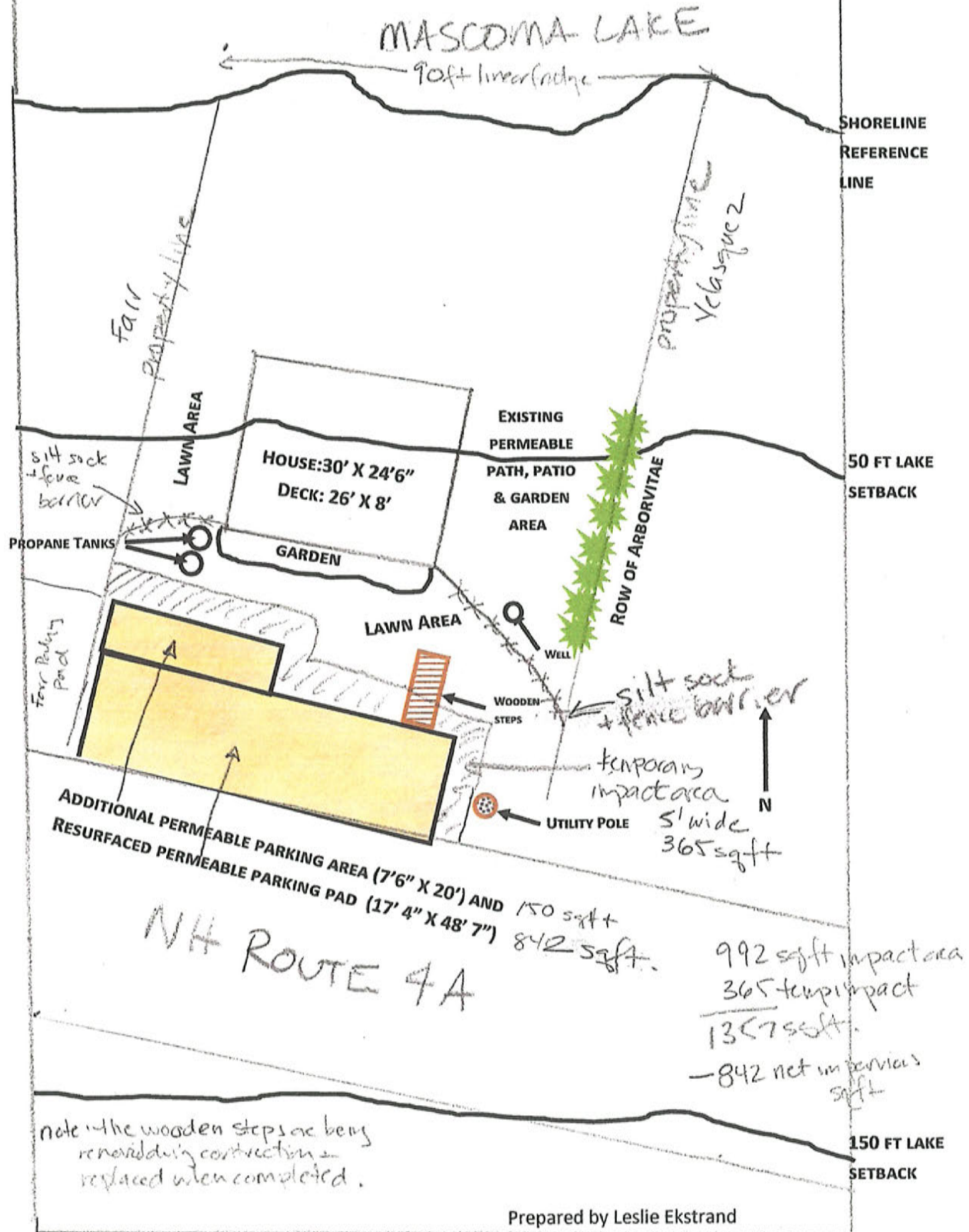


Prepared by Leslie Ekstrand

Revised Leslie Ekstrand 6.23.2026

Ekstrand Parking Pad Extension Permit Application

Proposed Parking Area — Revised 6.23.2026

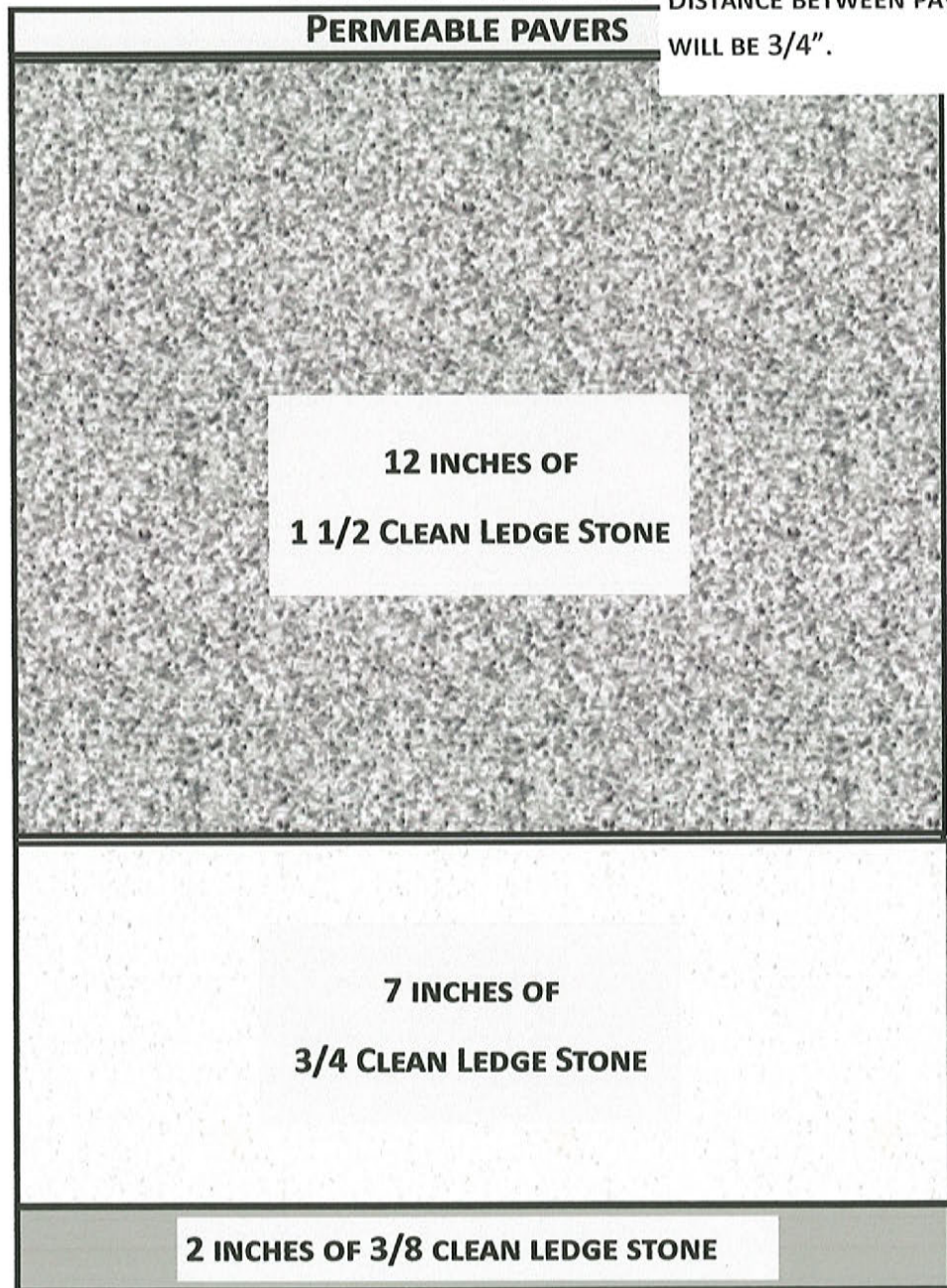


**CROSS SECTION OF PLANNED PERMEABLE BLOCK INSTALLATION
EKSTRAND PARKING PAD EXTENSION
111 NH ROUTE 4A, LEBANON**

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



Sources: Esri, DeLorme, Garmin, FAD, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

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

llekstrand@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.

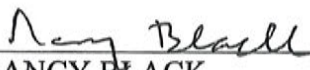
Meaning and intending to describe and convey the same premises conveyed to Gordon Black and Nancy Black by virtue of a deed dated October 2, 2002 and recorded in the Grafton County Registry of Deeds in Book 2722, Page 715.

This is not homestead property.

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



GORDON BLACK



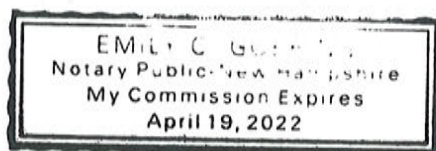
NANCY BLACK

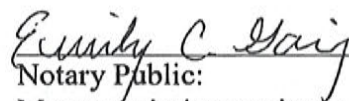
STATE OF NEW HAMPSHIRE

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

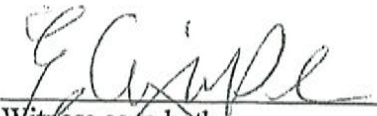
Know All By These Presents, that We, Leslie K.L. Ekstrand and Paul J. Ekstrand, Transferors, in consideration of One Dollar and Other Good and Valuable Considerations, paid by ourselves, Leslie K.L. Ekstrand and Paul J. Ekstrand, as Trustees of the Ekstrand Family Trust of 2025, Transferees, the receipt 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.

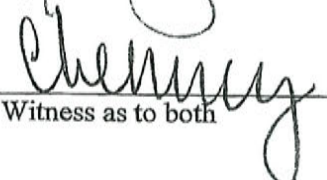
Not included in this transfer are items of intangible personal property such as, for example, cash, securities, IRA accounts, pension accounts, or the like.

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.



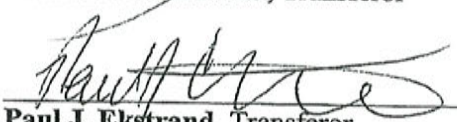
Witness as to both



Witness as to both



Leslie K.L. Ekstrand, Transferor



Paul J. Ekstrand, Transferor

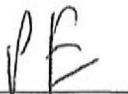
ADDENDUM B:

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

EXTERNAL EMAIL WARNING! This email originated outside of the New Hampshire Executive Branch network. Do not open attachments or click on links unless you recognize the sender and are expecting the email. Do not enter your username and password on sites that you have reached through an email link. Forward suspicious and unexpected messages by clicking the Phish Alert button in your Outlook and if you did click or enter credentials by mistake, report it immediately to helpdesk@doit.nh.gov

[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.

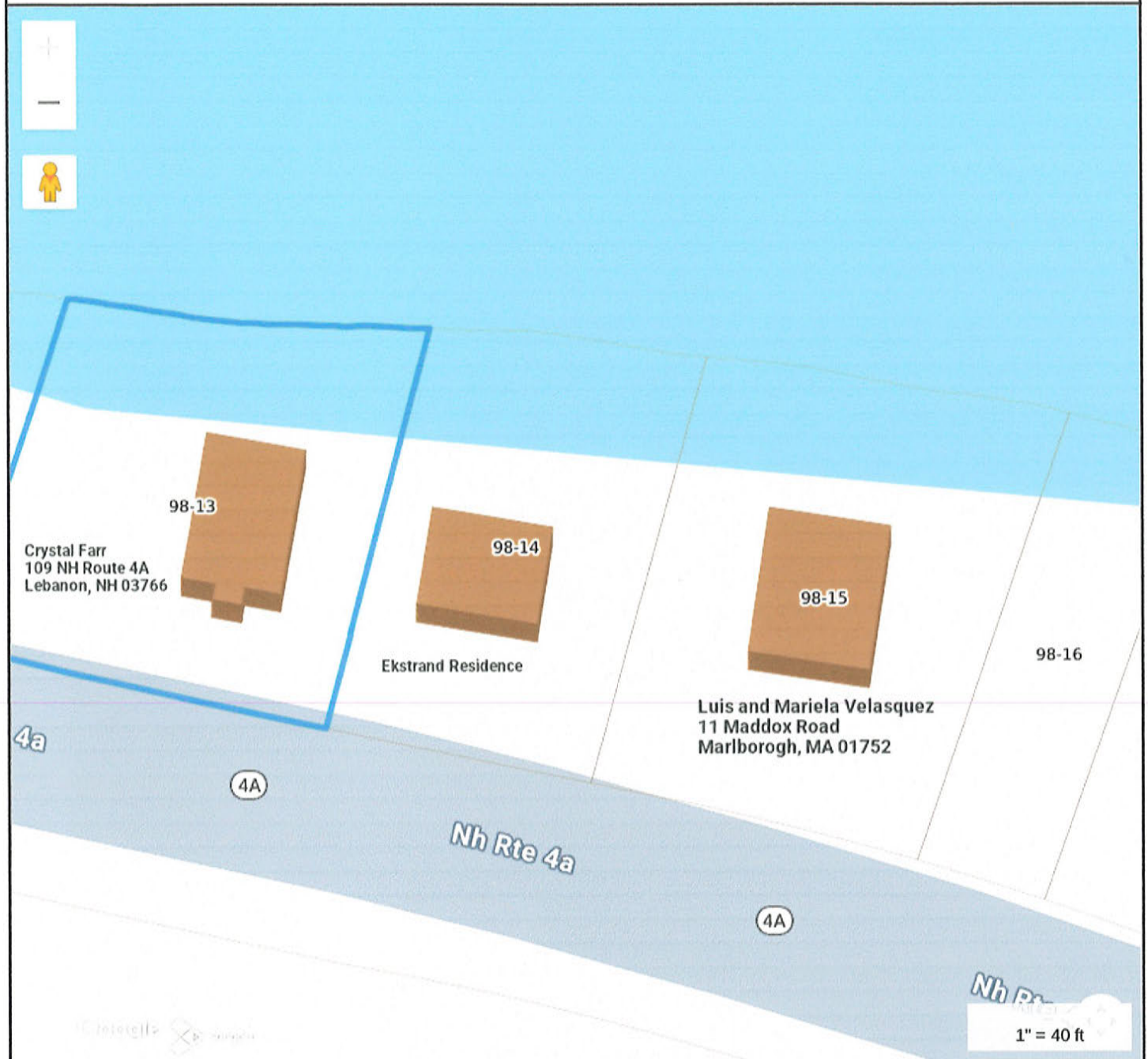
672:3 Abutter. – "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" 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.