



**LEBANON CONSERVATION COMMISSION
SEPTEMBER 10, 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: 191 212 854#). If you have trouble accessing this meeting, please [email Mark Goodwin](#)

2. Approval of Minutes

- A. June 11, 2026
B. July 9, 2026
C. August 25, 2026

3. Open to the Public

4. Permit Review

- A. None

5. Study Items

- A. Goodwin Conservation - Discussion related to the Land Water Conservation Fund
B. Mascoma Lake Watershed Plan - Status Update
C. 2027 Budget Discussion

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:

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

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DRAFT

**LEBANON CONSERVATION COMMISSION
SPECIAL MEETING MINUTES
COUNCIL CHAMBERS, CITY HALL
August 25, 2026
3:00 PM**

MEMBERS PRESENT: Sarah Riley (Chair), Bruce James, (Vice Chair), Don Lacey, Lynette Madsen (Alt), Andrew Fuance (Council Rep.)

MEMBERS ABSENT: Chris Johnson, Pamela Lee (Alt.), Susan Almy (Alt.), Erling Heistad (Alt.)
STAFF PRESENT: Mark Goodwin (Senior Planner)

1. CALL TO ORDER:

- A. Chair Riley called the meeting to order at 3:00 PM and appointed Lynette Madsen to a regular commission position.

Permit Review: 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**

With some familiarity with the proposed project, the Commission members opted to move right into several general questions, with the applicant providing detailed response to each. The feedback included details associated with several facets of the project, including the stormwater management techniques being utilized, as well as proposed vegetation plantings, and invasive species treatment.

Bruce James noted the overall benefits achieved because of the approach used on this project, including highlighting that it could serve as a model for future projects of a similar scope and property characteristics. Chair Riley echoed those sentiments, adding that she had great appreciation of the work being done on the project.

Andrew Fuance MOVED that Conservation Commission endorses the proposed application for a special exception permit, noting the exemplary techniques utilized for this project, to include the treatment of stormwater, as well as management of both native plantings and invasive species treatments.

Vice Chair Bruce James seconded the motion.

****The MOTION was approved unanimously via a roll call vote.***

Andrew Fuance moved to adjourn the meeting at 3:24 pm. Bruce James seconded. Roll call vote with all in favor.

Respectfully submitted,
Mark Goodwin
Senior Planner / GIS Coordinator