

**AGENDA
CONSERVATION COMMISSION
MAY 14, 2020**

**AGENDA ITEM #2A
APPROVAL OF MINUTES**

APRIL 9, 2020

DRAFT

LEBANON CONSERVATION COMMISSION
REGULAR MEETING MINUTES
Remote Via Microsoft Teams
LebanonNH.gov/Live
Thursday, April 9th, 2020
6:30 PM

MEMBERS PRESENT: Ernst Oidtmann (Chair), Sarah Riley (Vice Chair), Erling Heistad, Susan Almy, Christopher Johnson, Bruce James, Darla Bruno (Alt.), Barbara Hirai (Alt.)

MEMBERS ABSENT: Donald Lacey, Suellen Balestra
STAFF PRESENT: Mark Goodwin (GIS Coordinator)

- 1 **1. CALL TO ORDER – Chair Oidtmann called the meeting to order at 6:55 PM**
2 • Mr. Mark Goodwin reviewed the meeting procedures for remote meetings and NH RSA 91-A
3 “Right to Know” requirements.
4 • This was the first remotely held meeting for the Lebanon Conservation Commission due to the
5 State of New Hampshire’s distancing requirements because of the COVID-19 pandemic. A Roll
6 Call of Board Members who participated remotely are listed above.
7
8 **2. APPROVAL OF MINUTES:**
9
10 **A. February 6th, 2020**
11
12 *Mr. Heistad MOVED to approve the February 6th, 2020 Minutes as amended below and presented in*
13 *the April 9th, 2020 agenda packet.*
14 *Seconded by Ms. Almy.*
15
16 **Amendments:**
17 Page 5, Line 25 & 26, Change “purchased in order to connect wildlife corridors and create conservation
18 easements” to “preserved by purchase or conservation easements in order to connect wildlife corridors”
19
20 **Roll Call Vote:**
21 **Ernst Oidtmann, Bruce James, Christopher Johnson, Erling Heistad, Sarah Riley, Susan Almy all**
22 **voting Yea.**
23 **None voted Nay.**
24
25 ** The Vote on the MOTION was unanimously approved (6-0).*
26
27 **B. March 12th, 2020**
28
29 *Mr. Heistad MOVED to approve the March 12th, 2020 Minutes as amended below and presented in*
30 *the April 9th, 2020 agenda packet.*
31 *Seconded by Mr. James.*
32

- 1 Amendments:
- 2 Page 1, Line 25, Change “down” to “done”
- 3 Page 2, Line 22, Change “than” to “then”
- 4 Page 4, Line 41, Change “trail program” to “biodiversity program”

5
6 **Roll Call Vote:**

7 **Ernst Oidtmann, Bruce James, Christopher Johnson, Erling Heistad, Sarah Riley, Susan Almy all**
8 **voting Yea.**

9 **None voted Nay.**

10
11 ** The Vote on the MOTION was unanimously approved (6-0).*

12
13 **3. PERMIT REVIEW:**

14 **A. City of Lebanon:** Review and comment on NHDES Wetland Standard Review Application
15 (Minor Impact). The project is for improvement to the roadside drainage infrastructure on
16 Hillcrest Acres, an existing residential development. The city maintains the right-of-ways within
17 the development, including Prospect St. Ext., Hillcrest Dr., Ledge Ln., and Skylark Rd., Lebanon,
18 NH. The project in review included 8,890 square feet of permanent impact. **CC#2020-03 NH**
19 **DES File #2020-00621**

20
21 Christina Hall, City of Lebanon Engineer explained that this is a road infrastructure improvement project
22 that has been in the works since 2005. The City of Lebanon is planning to reconstruct the roads and
23 drainage ditches, add drainage pipes and replace the water lines throughout the development. There was
24 also discussion to have sewer brought into the development, but the residence voted that down.

25
26 Mr. Rodrick Finely, Vice President and Director of Engineering Services with Pathways Consulting, LLC
27 remotely presented a power point presentation in support of the proposed improvement project. The
28 housing development was built in the 1950s. There will be 8,890 square feet of wetland disturbance
29 mostly with new ditches and where 5 new culverts are put in under Prospect Street Extension. They will
30 also be adding a Kraken Stormwater filter to treat the net increase water flow. This construction is
31 scheduled to start in June of 2020, pause in the winter and start back up the following spring until August
32 of 2021.

33
34 Ms. Almy wanted to know if they were planning to fix the water drainage in the Middle School athletic
35 fields? Mr. Finley responded that they were not planning to change the water flow patterns that are
36 already in place.

37
38 Chair Oidtmann asked where the water flows on the other side of Route 4 and will there be more water
39 flow because of the drainage improvements? Mr. Finley explained that they would not be doing anything
40 on the other side of Route 4. There will be only 4 feet of additional pavement put in which will create a
41 minor amount of additional flow.

42
43 Vice Chair Riley asked if the water culverts were sized for the 100-year flood event and if the plan could
44 call for more realistic guidelines? Does the City expect any problems with that design in the future? Ms.
45 Hall explained that the new infrastructure throughout the project has been created for the 100-year flood
46 event and believed that would help lessen flooding issues.

47

1 Vice Chair Riley wondered if any owner outreach had been done to the residence in the neighborhood to
2 encourage water retention on their property? Ms. Hall said that they have not done that yet, but it could
3 be possible. She did explain that the City would need to take down a few trees during the project but that
4 the City would be replacing those trees with new ones.

5
6 Vice Chair Riley asked if the City was taking into consideration invasive species of plants and will they
7 be removed during construction if they find any? Also, if they remove dirt and/or replace dirt will the fill
8 be clean with no invasive species in the dirt?

9
10 Chair Oidtmann asked if the roads will be repaved when the project is through? Ms. Hall said that the
11 City would be doing a full depth reconstruction to include new water lines, gravel in the road, and an
12 under-drain system.

13
14 Vice Chair Riley asked if the new road design would cause any issues with the septic systems that are
15 currently in place? Mr. Finley explained that DES has agreed to accommodate any issues that may occur
16 over time with the existing septic systems.

17
18 Vice Chair Riley asked how many head walls would go in for this project? Mr. Finley said he estimated a
19 couple of dozen or so, there would be 2 for each of the 5 main culverts and other miscellaneous headwalls
20 throughout the development. Vice Chair Riley was wondering about the head wall size. Ms. Hall said
21 the head walls will be neighborhood sized except for one near the plant but it will have a fence around it.

22
23 Vice Chair Riley asked about the increased flow and velocity of water leaving the hillside? Mr. Finley
24 said there will be a slight increase of flow and speed but that they were trying to slow down the water in
25 several areas with stone lining in the ditches, especially in the steeper areas. The under-drain system will
26 slowly, over time drop the ground water level to road level which will help with that issue.

27
28 **Chair Oidtmann appointed Ms. Darla Bruno as a regular Commission member for tonight's**
29 **meeting in the absence of Mr. Donald Lacey.**

30
31 ***Ms. Almy MOVED that the Conservation Commission approve NHDES Wetland Standard Review***
32 ***Application (Minor Impact) CC#2020-03 NH DES File #2020-00621, the proposed roadside***
33 ***drainage infrastructure on Hillcrest Acres to include Prospect St. Ext., Hillcrest Dr., Ledge Ln.,***
34 ***and Skylark Rd. which includes 8,890 Sq. Ft. of permanent impact.***

35 ***Seconded by Mr. James.***

36
37 The Motion to approve is made noting caution be taken to avoid the spreading of invasive species and
38 oversight is given to where the soil that is removed is taken to. The Conservation Commission also
39 requests that DES consult with UNH Extension to see if there is anything that can be done on this site to
40 slow the speed of the water coming down the slope, that would be reasonable within this project.

41
42 **Roll Call Vote:**

43 **Ernst Oidtmann, Christopher Johnson, Erling Heistad, Sarah Riley, Susan Almy, Darla Bruno,**
44 **Bruce James all voting Yea.**

45 **None voted Nay.**

46 **** The Vote on the MOTION passed (7-0).***

47

1 **B. The Hitchcock Clinic & Adimab, LLC:** Review and comment on NHDES Wetland Standard
2 Review application (Minor Impact). The proposed project includes an addition to the existing
3 building, a new parking lot, and associated site improvements located at 7 Lucent Drive (Tax Map
4 10/Lot 10 and Tax Map 10/Lot 11 Plot 2600) that will result in 7,395 Sq. Ft. of impact. Pursuant to
5 Section 401.7.D and 410.8.B of the Zoning Ordinance, this project requires approval of a Special
6 Exception from the Lebanon Zoning Board of Adjustment (ZBA), in addition to the DES permit
7 approval process. As such, the Conservation Commission will be providing comment to the ZBA as
8 part of the application review. **CC#2020-04 NH DES File # (pending)**

9
10 Those joining the meeting remotely were Mr. Kevin Worden with Engineering Ventures, Mr. Jason Yehle
11 representing the applicant, Adimab, LLC, and Ms. Julia Ginorio also with Engineering Ventures. Mr.
12 Worden started off the presentation by explaining where the construction site in discussion is located. It
13 is in the Northwest corner of Centerra toward the back. Adimab, LLC needs an increase in parking, lab
14 space and office space. In the past Adimab, LLC has leased parking from other parking lots adjacent to
15 their building. This project included purchasing some land from Lot 1010 which is owned by DHMC,
16 constructing a small addition which connects to the existing Adimab, LLC building and in addition a new
17 curb access off of Lucent Dr. which will cross over a wetland area and have access to an existing parking
18 area that has 91 parking spaces in it. There is a path that leads from the parking area to the addition and
19 both the roof and parking drains to stormwater management within the parking lot. It all drains to a
20 middle island where there is a biofiltration area that drains the storm water before letting it drain below
21 grade and into underground infiltration chambers which discharge at controlled rates at 3 locations out to
22 the West.

23
24 There is a forested wetland that water comes from the parking lots. Adimab, LLC have minimized impact
25 by locating the building on the East side of the wetland. They have located the parking lot to the West
26 side of the wetland leaving most of the wetland area untouched. The other impact location is where the
27 walkway leads from the parking to the addition. There are a few little slivers of impact along the edge of
28 the parking lot. There will be 7,412 sq. ft. of permanent wetland impact and 351 sq. ft of temporary
29 impact from this project.

30
31 Ms. Almy asked why Engineering Ventures didn't take the new addition and snug it up to the existing
32 building? Mr. Worden explained that it has to do with the existing usages within the building as well as
33 minimizing water flow issues within that area of the building. Mr. Yehle also explained that was where
34 the loading dock approach is along with utilities and the main lab.

35
36 Ms. Almy asked how the new addition will be elevated above the flow that currently exists? Mr. Yehle
37 said there was a storm water pipe that is already in that corner of the property.

38
39 Vice Chair Riley asked if Mr. Worden was suggesting that most of the flow of water was coming from the
40 storm water pond and from the road? Mr. Worden said yes he was. Vice Chair Riley commented on the
41 amount of water she observed on the site today when she went out there. Chair Oidtmann agreed with
42 that comment as well when he went out to the property the day before.

43
44 Ms. Almy asked if the water would be going through a single culvert? Mr. Worden said yes, it would go
45 through a 24-inch culvert.

46

1 Chair Oidtmann asked if they had thought of building a parking garage? Mr. Worden explained that the
2 parking garage would require ramping to go up multiple levels which would add to the footprint of the
3 building. The footprint would be the same size as the surface parking. The surface parking benefit is that
4 there is a middle island for collecting additional water and can provide treatment of stormwater. Also, a
5 parking garage costs a lot more than surface parking.

6
7 Ms. Hirai asked how the parking spaces at this project was determined? Mr. Worden said the land
8 development code specifies 2 ways to figure out the parking spaces needed for a project. The first way is
9 1 parking spot per 600 feet of building space and the second way is 1 space per each employee per the
10 maximum shift. The second way was used when designing the parking lot for this project.

11
12 Vice Chair Riley asked about the anticipated employee parking that was shown on the site plan? Mr.
13 Yehle said that currently Adimab, LLC does not have enough spaces for their employees and that is with
14 currently leasing parking spaces nearby.

15
16 Chair Oidtmann asked if the project had considered putting solar panels on the roof of the buildings? Mr.
17 Yehle said that sustainability was a main goal for the building when they are done.

18
19 Vice Chair Riley asked if the new pathway would be wooded or cleared out to make the path? Mr. Yehle
20 said they intend to keep as many trees on the site as possible.

21
22 Chair Oidtmann was wondering if Adimab, LLC could share parking with other facilities nearby? Mr.
23 Yehle said they have tried, unsuccessfully, to lease spaces from other parking areas.

24
25 ***Vice Chair Riley MOVED to extend the meeting for 30 minutes at 9:00PM.***
26 ***Seconded by Chair Oidtmann.***

27
28 **Roll Call Vote:**

29 **Ernst Oidtmann, Christopher Johnson, Sarah Riley, Susan Almy, Darla Bruno, Bruce James**

30 **None voted Nay.**

31 **Erling Heistad Abstained.**

32
33 ****The Vote on the MOTION passed (6-0-1)***

34
35 Vice Chair Riley asked about the lighting for the parking lot? Mr. Worden explained that the proposed
36 lighting was controlled LED lighting. The lighting doesn't really extend past the area that they want to
37 have lit. Mr. Yehle said that the lighting was on for only a certain amount of time at night.

38
39 Ms. Almy asked why they shouldn't have a boxed culvert going most of the distance that is being
40 impacted by the driveway into the parking lot, so the water flows naturally between those two areas? Mr.
41 Worden said that the water really isn't flowing that way, not much water coming out of that area at all.
42 He did say they could oversize the culvert and line it with stone to allow smaller animals to cross under
43 the road instead of over it.

44
45 ***Vice Chair Riley MOVED that the Conservation Commission recommends for approval the NHDES***
46 ***Wetland Standard Review Application (Minor Impact) CC#2020-04 NH DES File # (pending), the***
47 ***proposed project includes an addition to the existing building, parking lot, and associated site***

1 **improvements located at 7 Lucent Dr. which includes 7,395 Sq. Ft. of permanent impact and 351**
2 **Sq. Ft. of temporary impact for a total of 7,746 Sq. Ft. of impact with the following conditions:**
3 ***Secoded by Mr. Johnson.***

4
5 The Motion for approval is made with the following conditions:

- 6 1) That DES consider an alternative culvert be run under the driveway for wildlife crossings.
7 2) That alternative low impact design options be investigated for the walkway to minimize the impact to
8 the wetlands and forest canopy.

9
10 **Roll Call Vote:**

11 **Ernst Oidtmann, Christopher Johnson, Erling Heistad, Sarah Riley, Susan Almy, Darla Bruno,**
12 **Bruce James all voting Yea.**

13 **None voted Nay.**

14
15 **** The Vote on the MOTION was unanimously approved (7-0).***

16
17 ***Ms. Almy MOVED to extend the meeting 10 minutes at 9:27PM.***

18 ***Secoded by Vice Chair Riley.***

19
20 **Roll Call Vote:**

21 **Ernst Oidtmann, Christopher Johnson, Sarah Riley, Susan Almy, Bruce James all voting Yea.**

22 **Darla Bruno voted Nay.**

23 **Erling Heistad Abstained.**

24
25 ****The Vote on the MOTION passed (5-1-1)***

26
27 ***Ms. Almy MOVED that the Conservation Commission recommends for approval to the Zoning***
28 ***Board of Adjustment the NHDES Wetland Standard Review Application (Minor Impact)***
29 ***CC#2020-04 NH DES File # (pending), the proposed project includes an addition to the existing***
30 ***building, parking lot, and associated site improvements located at 7 Lucent Dr. which includes***
31 ***7,395 Sq. Ft. of permanent impact and 351 Sq. Ft. of temporary impact for a total of 7,746 sq. ft of***
32 ***impact with the following concerns:***

33 ***Secoded by Mr. Johnson.***

34
35 The Motion for approval is made with the following concerns: The Conservation Commission is
36 concerned with the incremental chipping away of Lebanon's wetlands by these minor impact projects and
37 in particular this location in the City of Lebanon which is a valuable wildlife and natural resource area.
38 Furthermore, the Conservation Commission would like the City of Lebanon to investigate alternative
39 ways to reduce parking and lighting requirements further on property adjacent to natural areas.

40
41 ***Ms. Almy MOVED to extend the meeting 10 minutes at 9:37PM.***

42 ***Secoded by Vice Chair Riley***

43
44 **Roll Call Vote:**

45 **Ernst Oidtmann, Christopher Johnson, Sarah Riley, Susan Almy, Bruce James, Erling Heistad,**

46 **Darla Bruno all voting Yea.**

47 **None voted Nay.**

48

1 **The Vote on the MOTION to Extend the Meeting was unanimously approved (7-0).*

2
3 **Roll Call Vote:**
4 **Ernst Oidtmann, Christopher Johnson, Erling Heistad, Sarah Riley, Susan Almy, Darla Bruno,**
5 **Bruce James all voting Yea.**
6 **None voted Nay.**

7
8 ** The Vote on the MOTION to recommend approval to the Zoning Board of Adjustments was*
9 *unanimously approved (7-0).*

10
11 **5. ADJOURNMENT:**

12
13 *Ms. Almy MOVED to adjourn the meeting at 9:43 PM.*
14 *Seconded by Vice Chair Riley.*

15
16 **Roll Call Vote:**
17 **Ernst Oidtmann, Christopher Johnson, Erling Heistad, Sarah Riley, Susan Almy, Darla Bruno,**
18 **Bruce James all voting Yea.**
19 **None voted Nay.**

20
21 ** The Vote on the MOTION was unanimously approved (7-0).*

22
23 **The meeting was adjourned at 9:43 PM.**

24
25
26 Respectfully submitted,
27 Barbara R. Higgins
28 Recording Secretary
29