Agenda
Conservation Commission
August 13, 2020

AGENDA ITEM #2A
Approval of Minutes

July 9, 2020

DRAFT

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

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

MEMBERS ABSENT: **Suellen Balestra (Alt.)**

STAFF PRESENT: **Mark Goodwin (GIS Coordinator)**

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1. CALL TO ORDER – Chair Oidtmann called the meeting to order at 6:41 PM

- Mr. Mark Goodwin reviewed the meeting procedures for remote meetings and NH RSA 91-A "Right to Know" requirements. A Roll Call of Commission Members who participated remotely are listed above.

2. APPROVAL OF MINUTES: June 11th, 2020

***Mr. Heistad MOVED* to approve the June 11th, 2020 Minutes as presented in the July 9th, 2020 agenda packet.**
Seconded by Vice Chair Riley.

Roll Call Vote:
Ernst Oidtmann, Christopher Johnson, Erling Heistad, Sarah Riley, Donald Lacey all voting Yea.
Susan Almy Abstained.
None voted Nay.

**** The Vote on the MOTION was approved (5-1-0).***

3. PERMIT REVIEW:

A. ALFRED & LORALEE WEST (PROPERTY OWNERS), SAXON PARTNERS (APPLICANT): Review and Comment on HNDES Wetland Dredge and Fill Application (Major Impact) to build a 4-story residential apartment building with podium parking, surface parking and access and landscape improvements. The project requires temporary and permanent wetland impacts and permanent stream impacts. The project in review includes 378 sq. ft. of permanent impact and 1,013 sq. ft. of temporary impact, for a total of 1,391 sq. ft. of impact. The project also includes 840 linear feet of permanent stream impact. **CC2020-07, No DES File Number**

VHB gave a presentation on the building project that is proposed for 343 Mt. Support Road. The property currently has a single-family home on 75 acres of land. The proposed project would demolish the house and build a 4-story apartment building on 6 acres of road frontage property. There are 4

existing wetlands that have been identified in the area of the proposed development and was delineated back in November of 2019. This project will improve the existing stream on the property by daylighting the stream.

There is a headwater wetland that discharges into a perennial stream that is currently piped on the property to a 12-inch PVC culvert. This goes through an area of disturbance and discharges from the hanging PVC pipe into a stream that combines a couple of drainage ditches and then proceeds under Mt. Support Road through a box culvert. There will be an added stream crossing of about 40 linear feet for the emergency access road into the complex which will be gated.

Ms. Trefry explained the purpose of the new design of the property and the restoration intentions of the stream. She also explained wildlife disturbances and the intent of the use of the trail system on the property.

The Conservation Commission asked for clarification on the map as to where the stream currently runs through the property and how it will run when the development is finished. They also asked for more detail on the drainage situation for the parking lots. Mr. Eric Gerade, Civil Engineer with VHB explained the drainage design that follows the best management practices to control run off and treat the water per NH DES and the City of Lebanon's regulations. The methods that they are putting into place will not increase the rate of run-off from the property.

Questions were asked about the wildlife corridor and the trail system that is on the property and whether the public would have access to the trails. Mr. Thomas Greco, with Saxon Partners, said the intent was for the public to use the trails and that they be an asset to the City of Lebanon. Further questions and discussion were had with the Conservation Commission.

***Mr. Lacey MOVED to* recommend approval for ALFRED & LORALEE WEST (PROPERTY OWNERS), SAXON PARTNERS (APPLICANT): Review and Comment on HNDES Wetland Dredge and Fill Application (Major Impact) to build a 4-story residential apartment building with podium parking, surface parking and access and landscape improvements. The project requires temporary and permanent wetland impacts and permanent stream impacts. The project in review includes 378 sq. ft. of permanent impact and 1,013 sq. ft. of temporary impact, for a total of 1,391 sq. ft. of impact. The project also includes 840 linear feet of permanent stream impact. CC2020-07, No DES File Number.**
Seconded by Ms. Almy

The Motion to approve is made with a condition that the NH DES look into a possible mitigation for the large amphibian population crossing at Mt. Support Road and the drop in the stream elevation.

Roll Call Vote:
Ernst Oidtmann, Christopher Johnson, Erling Heistad, Sarah Riley, Donald Lacey, Susan Almy all voting Yea.
Bruce James voted Nay.
**** The Vote on the MOTION passed (6-1).***

4. NON-PUBLIC SESSION:

The Conservation Commission adjourned at 7:52PM to a non-public session.

5. STUDY ITEMS: None

6. COMMITTEE REPORTS: None

7. OTHER BUSINESS: None

Respectfully submitted,
Barbara R. Higgins
Recording Secretary