

FINAL

**LEBANON CONSERVATION COMMISSION  
REGULAR MEETING AGENDA  
Council Chambers, City Hall  
Thursday, May 9, 2019  
7:00 PM**

**MEMBERS PRESENT:** Harrison Bourne (Chair), Erling Heistad, Donald Lacey, Sarah Riley, Susan Almy, Suellen Balestra (Alt.)

**MEMBERS ABSENT:** Ernst Oidtmann (Vice Chair), Shane Smith (Alt.) and Albert Miltner

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

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**1. CALL TO ORDER – Chair Bourne called the meeting to order at 7:08 PM.**

Suellen Balestra was appointed to sit in for Albert Miltner in his absence.

**2. APPROVAL OF MINUTES: April 11, 2019**

*A MOTION was made by Suellen Balestra to approve the April 11, 2019 Minutes as written.*

*The MOTION was seconded by Donald Lacey.*

*\* The Vote on the MOTION passed (5-0-1). Sarah Riley abstained because she was absent at this meeting.*

**3. PERMIT REVIEW:**

**A. REVIEW AND COMMENT TO THE ZONING BOARD OF ADJUSTMENT ON A SPECIAL EXCEPTION APPLICATION:**

Review of proposal by the City of Lebanon and Lebanon Outing Club for improvements to the ski jump facilities and access ways located within the Wetlands Conservation District and Riverbank Protection District at Storrs Hill Ski Area, 60 Spring Street (Tax Map 120, Lot 2), pursuant to Sections 401.7.D and 410.8.B of the Zoning Ordinance.

Mr. Dan Nash, from Advanced Geomatics & Design, came before the Commission representing the above request on behalf of Rock Ridge Lebanon, LLC and the Lebanon Outing Club. (All materials and survey maps of the planned ski jump improvements for Storrs Hill were included in the May 9, 2019 agenda packet.)

Mr. Nash said he met with the Lebanon Outing Club and they have not been able to get back to him yet with any revisions to the ski jump plans, but he noted that based on their input he prepared the survey drawings (OA-1, SL-1 and SL-2 as presented in the agenda packet) and sent them to the Outing Club. Basically, this project is a maintenance activity. He was told that ski jumping is more of an art than a science when slopes are designed and tweaks to the angle of slopes are made all the time, so there will be some minor changes on this ski jump design for improvement of performance of the hill. The Lebanon Outing Club would also like to put in an artificial surface on the hill, which would allow skiers to jump during the summer. It is hoped that this artificial surface would be coming from Lake Placid. Mr. Nash described the artificial surface to the Commission. He also noted there would be a repair activity on the smaller jump.

The Commission and Mr. Nash discussed how permeable the materials to be used were; if there would be increased undesirable run-off into the stream (no); terrain alterations, which would be flattening off the slopes in both locations to allow for the use of new styles of jumping skis; the impact to wetlands, which

would be mainly maintenance and minor earth work to complete repairs; the machinery to be used would be a small dozer; the possibility of erosion, and; concern about the fill materials being free from invasive materials (e.g., Japanese Knotweed). Maps OA-1 (Overall Plan for the Storrs Hill Ski Jump) and SL-2 (Shoreland Exhibit for Storrs Hill Ski Jump) were reviewed by the Commission and Mr. Nash answered the Commissions questions regarding where the work would be done depicting the locations on the survey maps. Mr. Nash suggested that the area where sensitive plants are located be marked off so that the volunteer workers know they are not to enter that area.

Councilor Heistad noted that the materials planned to come from Lake Placid is not a done deal yet and explained the reasons why, but did note it has the potential to save \$10K in materials should the deal come through.

Mr. Nash further described the Shoreland Protection area as depicted on Map SL-2, noting that since there would not be any impervious work being done, the normal restrictions that are in the Shoreland Protection Act do not apply.

The Commission further discussed the fill to be used and again stressed the need for the topsoil to be inspected at its source for invasive vegetative species.

Mr. Goodwin explained the process of the Special Exemption process to the Commission, noting that the Planning Board is asking that the Conservation Commission provide recommendations/general input for this project. After a discussion of recommended conditions, the following action took place:

*Donald Lacey MOVED that the Lebanon Conservation Commission recommends approval of the Special Exception Application proposed by the City of Lebanon and the Lebanon Outing Club for improvements to the ski jump facilities and access ways located within the Wetlands Conservation District and Riverbank Protection District at Storrs Hill Ski Area, 60 Spring Street (Tax Map 120, Lot 2), pursuant to Sections 401.7.D and 410.8.B of the Zoning Ordinance with the following conditions:*

- 1. Appropriate siltation/erosion/turbidity controls shall be in place prior to construction, shall be maintained during construction and remain in place until the area is stabilized. Silt fences must be removed once the area is stabilized.**
- 2. There should be no introduction or spread of invasive species.**
- 3. The Contractor shall have appropriate oil spill kits on site, and readily accessible at all times during construction and each operator shall be trained in its use.**
- 4. All refuelling of equipment shall occur outside of surface waters or wetlands during construction.**
- 5. Within three days of the last activity in an area, all exposed soil areas, where construction activities are complete, shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tack on slopes steeper than 4:1 or netting/matting and pinning on slopes steeper than 3:1 with stabilizing fabric.**
- 6. All areas cleared of vegetation to be revegetated as quickly as possible.**
- 7. Avoidance of sensitive species located near the foot bridge located east of the project (to be marked by a Conservation Commission volunteer).**

**8. The source of the fill to be inspected by a Conservation Commission volunteer prior to transport to the site.**

*The MOTION was seconded by Sarah Riley.*

*\* The Vote on the MOTION was unanimous in favor (6-0).*

**4. NON-PUBLIC SESSION:**

The Lebanon Conservation Commission will convene in a non-public session under the terms RSA 91-A:3 II (d) Consideration of the acquisition, sale, or lease of real or personal property.

The Non-Public Session did not take place in light of new information presented to Mark Goodwin.

Mr. Goodwin said the property owner had originally approached him to bring before the Commission a Conservation Assessment Value of the southern part of the Prospect Hill development and asked whether the Commission had an interest in purchasing this property. After last month's meeting, the Commission had said no because the property did not have enough conservation value. He then conveyed the Commission's decision back to the property owner who asked that the Commission to reconsider and provided him with more information. However, the materials presented to him for the Commissions' review was a different request that he felt did not trigger a Non-Public Session.

Mr. Goodwin presented the property owner's letter of concern to the Commission that included Brady Sullivan's (developer) trouble with the Manchester, NH DES concerning disposal of contaminated soil. The letter also included the property owner's concerns regarding increased run-off and erosion related to the Brady Sullivan development project, and wanted the Conservation Commission to approach the Planning Board to express the Commission's concern over the concerns the property owner raised. David Brooks, Planning Director, was also approached and his response was that her concerns had already been addressed - that is how the developer got their approval.

Chair Bourne felt that the Commission could not provide comment on a developer's action that took place at another site. After the property owner's letter of concern was reviewed, a discussion ensued regarding on what, if any, grounds the Commission could make as a recommendation to the Planning Board, since the letter addressed building/excavation issues. The Commission concluded that under the RSA making any comment to the Planning Board is outside of their purview because there were no conservation issues to address and that the property owner's letter lies more under the purview of the Planning Board.

**5. STUDY ITEMS: None**

**6. COMMITTEE REPORTS:**

A. Conservation Lands Monitors (Various Members):

Mark Goodwin briefed the Commission on projects that are taking place: two-rivers; the Lebanon Outing Club; UVLT field trip to the Ticknor wetland restoration project.

Ms. Riley noted there are flowering garlic mustard plants along Mechanic Street near where the CSO project took place. After some discussion on what the complaint protocols would be to address this problem, and who might be held responsible for the transference of this invasive species plant, the Commission felt it would be hard to prove who is responsible and the DES would likely not take any

action for eradication. Mr. Goodwin suggested that the DPW should be knowledgeable about invasive species.

B. Lebanon Biodiversity Group (D. Lacey):

Mr. Lacey explained his mini success story in the eradication of garlic mustard located at the bridge with the 135 mile marker on the Rail Trail.

C. Workshops & Educational Opportunities (Various Members): None

**7. OTHER BUSINESS:** None

**8. FUTURE AGENDA ITEMS:**

- Master Plan CHaMP Report (to remain on agenda until completed).

**9. OPEN TO PUBLIC:** No one from the public was present.

**10 ADJOURNMENT:**

*A MOTION was made by Suellen Balestra to adjourn the meeting at 8:49 PM.*

*Seconded by Councilor Heistad.*

*\* The Vote on the MOTION passed unanimously (6-0).*

Respectfully submitted,

Dona E. Gibson

Recording Secretary