



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON CONSERVATION COMMISSION

Meeting Minutes

Wednesday, October 17, 2018

8:30 AM

MEMBERS PRESENT: Bob Brown (Chair), Michael Gelcius, Mark Vernon, Andrew Deegan, Maggie Ford, Michael Kennedy, Joseph Kubit

MEMBERS EXCUSED: Ruth White, Stanley Morano

STAFF PRESENT: Nicole Gage, Zoning Administrator

OTHERS PRESENT: Daniel Monette, Craig Howe

1. Call to order - roll call

2. Public comment – None

3. Permit Applications

Daniel Monette - Fuss & O'Neil, 61 Lighthouse View Rd.

Daniel Monette attended the meeting representing owners Michelle Gibbs and Mark Giguere. He is responsible for the storm water management and permits for the project. He submitted information for the Conservation Commission to review. The owners are building a new home so they are taking down an existing dwelling. All the work is proposed outside of the 60 foot setback except for a pervious patio area. The storm water management features include two rain gardens with plantings down through each and drip edges on all roof eaves that are coming down. There will be a pervious patio with a stone reservoir beneath. There will be a silt fence on the down- hill side however the site is fairly level. There will be minor grading of the driveway.

Nicole Gage asked Mr. Monette to speak to the proposed path. Mr. Monette stated that it will be flat stones set on the lawn. It is not cut in so the storm water will not channelize and will cause the least amount of disturbance. The driveway will be a lot smaller. This plan will also be reviewed by the Planning Board.

1026 Lakeshore Drive (064-010-000)

A letter was sent to DES for wetland permit approval but has not been approved.

Pelletiere Assoc. - 1014 Lakeshore Drive (064-011-000)

A letter was sent to DES for wetland permit approval but has not been approved.

53 Lighthouse View Rd. (126-005-000) - Dock replacement

A wetland permit was approved to repair and replace two existing piling docks and to fix the ice protection cluster.

125 Pilot House Road

A new dock will be built and drawings were submitted.

3 approvals for sewage disposal systems were received.

For informational purposes, Nicole Gage notified the Conservation Commission that Spec Bowers has engaged in a lawsuit against the Town of New London Zoning Board for denial of a variance. She will bring her concerns regarding the condition of the lot to legal counsel.

492 Little Sunapee Road

Nicole Gage stated that owner Rich Badington came before the Zoning Board last night and was granted a special exception to put an addition on the back of their home in a stream and wetlands buffer. They received a special exception to reduce the buffer zone to allow the addition. It is required that the storm water and erosion control plans be reviewed by the Conservation Commission. They aren't doing any extra plans post construction to change any water runoff. Andy Deegan disclosed that Ausbon Sargent has a conservation easement on this property and he has walked this land. The 2001 wetlands map show most of the property as wetland but in this section of the property it is not wet in his observation and the impact is minimal. There were photos presented to identify the stream and wetland area. Members of the zoning board visited the site as well. The easement allows for more residential structures on the property. Ausbon Sargent sent a letter that the proposal is acceptable. There isn't a storm water management plan because they didn't feel the additional structure would be disturbing wetlands. Craig Howe of Talbot Builders and Mark Mosier, an engineer working on this site has been involved with this project. Chair Brown feels there should be consistency as this has been required of others. There were two conditions placed on the special exception and they were that the proposed septic system be installed as part of the building project and that all required state permits are obtained.

Ms. Gage would like to confirm whether or not a storm water management plan needs to be submitted prior to moving this forward.

Craig Howe, Talbot Builders, attended the meeting to address the need for a storm water and erosion control plan as The Conservation Commission needs to approve it.

Mark Mosier, a Civil Engineer did a plan for a new septic system. According to his interpretation of the zoning rules and regulations, a storm water and erosion plan is required only if you are within 250 feet of a body of water, not wetlands or a stream. Mr. Howe stated they are willing to add drip edge along of the addition and infiltration areas to catch water if necessary. The entire area in question is mowed grass and there is 75 feet from the wetland buffer to the addition to the house. Silt fence will be installed on the down- hill side of construction.

Michael Gelcius would like the infiltration stone and drip edge added to the plan. Mr. Howe agreed to this.

4. Review, confirm and approve the September 19, 2018 meeting minutes.

IT WAS MOVED (Maggie Ford) AND SECONDED (Michael Kennedy) to approve the minutes of the September 19, 2018 meeting minutes. THE MOTION WAS APPROVED UNANIMOUSLY.

5. Easements

Mark Vernon discussed the monitoring of easements. Michael Kennedy will review the three he previously did as will Jeff Troxel, Mark Vernon and Michael Gelcius.

6. 2020 Budget

Chair Brown stated that the 2020 budget was submitted. It was almost the same as last year. He discussed the capital reserve which is our land acquisition fund. The last contribution was in 2012. Going back in history, the fund was established in 2004 with \$75,000 which was strongly supported by the Planning Board. From the beginning they had funded \$375,000 but spent some of this money on Pleasant Street. The request was put in and the Board of Selectmen discussed and based on the minutes of the meeting, were not enthusiastic. Two Selectmen spoke out against saying it is not needed. It was suggested that an energy fund be set up in the amount of \$100,000.

Chair Brown stated they could try for a reduced amount which has not worked well in the past or they can do it by petition. There is currently a little over \$200,000 in the account. Mark Vernon suggested incorporating \$25,000 into the budget. Chair Brown feels that that would be a hard sell. He approached the Selectmen about allowing a 50/50 split of a forest harvest to go in a conservation fund. The Conservation Commission can dip into this fund if necessary. Michael Gelcius suggested lowering the amount as this is better than nothing. Another argument is that money has not been put in for six years. If a lower amount was put in consistently annually, it would add up. Chair Brown would like to try to negotiate for \$25,000 and go lower to \$10,000 if necessary. If this is not supported they would consider doing a petition.

7. Intern for mapping

Progress has been made and there are now maps to work with. This is for the individual online trail maps. Mark Vernon will work with Michael Gelcius to get them posted.

8. 2018 New London Town Warrant - Article 19 - Renewable energy sources

This Town Warrant article states that by 2030 the town will use renewable energy sources for electricity and by 2050 for heating. Mark Vernon feels this dove tails nicely with our strategic plan goal to develop a management plan that encompasses all town owned conservation land. If that plan is developed it will give us something to go on regarding what we might have for biomass that we can harvest from town land. Mr. Vernon is willing take the lead on this plan. Andy Deegan and Michael Kennedy have also agreed to work with Mr. Vernon on this. There are roughly 700 acres of town land that does not include cemeteries, beaches etc. This should be identified to figure out what is on each lot and is it suitable for a forestry harvest.

Chair Brown noted that due to all the individual buildings in town it will be very costly. Mr. Vernon states our strategic plan is to focus on water quality, wild life management and responsible forestry. It will be useful for us to have a plan on how to manage our conservation land.

9. Trails & Projects

Forest Harvest project – Low Plain South, Sheppard Pit & other parcels on Wilmot town line

The schedule was accelerated related to this project. The method of cutting to length, putting it on the harvester and hauling it out will have less impact on the woods than whole tree chipping. It won't look as nice but will break it down and get it into the ground. The intent to cut has been signed. The 2 parcels that will be cut are the 30 acre parcel on the Wilmot Line and the non DPW portion of Shepard Pit. They are still looking at the South end of Low Plain but no decision has been made at this point. They estimate the project will take 2-3 weeks. Much of the Pine is diseased and damaged the concern is that it is low grade.

Michael Kennedy attended a workshop recently about invasive species. He learned that the worst thing you can do is disturb soil in terms of invasives. It is imperative to plant natural as soon as possible after a harvest. Chair Brown stated that he had an experience 25 years ago where he harvested white pine on his own property. He ordered and planted seedlings but the forester stated that natural regeneration will far exceed the planting that gets done. Mr. Kennedy stated the invasives are much more powerful than the natives. Getting rid of invasives is expensive and time consuming.

Trail Library

Michael Gelcius reported that the library is being used quite a bit. The books have been labeled.

Dura Crocket Bridge - Completed October 4, 2018

Chair Brown discussed the replacement of Dura Crocket Bridge. The bridge was decayed and in worse shape than they thought. Different options were discussed and it was decided to go with an aluminum bridge. It was delivered and volunteers hauled in the heavier components in and assembled in one day. It is lightweight but is strong and is a good design.

Webb Forest logging

Mark Vernon stated that Van Webb owns Webb forest and we have many trails on that land. He has ongoing harvesting and got ahold of Chair Brown to discuss the property and show him the harvesting he will be doing soon. He put in a new road from the Rt 4A side and will be crossing Great Brook which will impact the Great Brook trail and the Morgan Hill trail. Mr. Webb has always been good about signing the trail use agreement and is the largest private land owner that we have trails on. A precast concrete bridge will be used for the Great Brook crossing.

Pleasant Street – East & West

Mark Vernon stated that if the goal is to resurrect the Kidder Cleveland Clough trail on Pleasant Street West, they have to get the water level down. A lot of work has been done and it is still flooding. There are still signs of beaver activity and the beaver flow device may be hindering rather than helping. The pipe is clogged and the barrier downstream of the inlet to the pipe is now serving as a dam. This is the immediate cause of the high water. Mr. Vernon knows someone that is willing to go in every other day to try to get the water level down and clear the inlet pipe. This would be to try to get the beaver device working again so the water level goes down and we can get back on the trail to make it passable. It was also suggested that nothing be done and let it be a beaver swamp. If that is decided upon, the castor master should be removed.

The Conservation Commission agreed to pay to have this cleaned out every other day for 2-3 weeks.

Trail maintenance project list

Mark Vernon noted there is always work to be done at the Bog and some work on boardwalks was done yesterday. There is a new bridge and trail on Webb Forest that is being worked on.

Lumber/Materials

Lumber is ordered a few times a year. Chair Brown agrees that it should be purchased locally but the prices are much higher. The present supplier is still considerably less and gives us crane delivery. The delivery should be here Friday.

Trail worker volunteers – BSA

Michael Gelcius contacted the Boy Scouts regarding the knot weed project but has not heard back. He will follow up again.

X-C Trail Grooming - NLRC

Mark Vernon stated that Kim Hallquist has asked Scott Blewitt, Recreation Director, to take the lead on grooming cross country trails and discussed which trails would be candidates for that. There is a meeting on October 25, 2018 to discuss this further with regards to cost and level of interest.

10. Important Dates

Nov. 3 - NHACC - Annual meeting

11. Other

- Chair Brown noted a trail patch was earned.
- There is an invitation to the annual Ausbon Sargent meeting on October 28, 2018.
- A letter was received from the New Hampshire Association of Conservation Commissions announcing the winner of the outstanding Conservation Commission for the three districts in the state. Concord was the winner for our district. This will be presented at the annual meeting.
- Joseph Kubit stated that on Tuesday, October 23, 2018 there will be a site walk for the Crimi property which is the non-lakeside property on Light House Road. If anyone is interested in attending this will begin at 4:00pm. The Crimi's would like to subdivide the property into 9 lots.

- The Senior Living Facility project continues to move forward. There was a long discussion at the last Planning Board meeting about storm water runoff to Parkside Road. The developers will be at an upcoming meeting to discuss landscaping and drainage.
- Mark Vernon will keep the maps stocked over at the Bog while Ruth White is unavailable. He also has someone that Ruth White can train to take over. He also noted they have been notified that there have been dogs in the Bog which is not allowed. On one of the brochures it states that dogs are not allowed but there was nothing at the trailhead stating this. Mr. Vernon will post a compliant sign.
- Michael Gelcius discussed the scheduled trail walks and felt they were successful. Each scheduled walk had decent turnout and suggested moving forward for next season. Chair Brown also suggested a joint walk for trails that are on Ausbon Sargent conserved land as they have a good communication network.

12. Next meeting date - Wednesday, November 21, 2018

13. Motion to Adjourn

IT WAS MOVED (Michael Gelcius) AND SECONDED (Michael Kennedy) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 10:44 am

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London