



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON CONSERVATION COMMISSION

Meeting Minutes

Wednesday, December 21, 2016

8:30 AM

COMMITTEE MEMBERS PRESENT: Mark Vernon; Dan Allan; Laura Alexander, Vice-Chair; Robert Brown, Chair; Michael Kennedy; Maggie Ford, Alternate; Michael Gelcius; Ruth White, Alternate (**Voting**)

COMMITTEE MEMBERS ABSENT: Andrew Deegan (**Excused**); Tim Paradis (**Excused**); Shawn Costello, Alternate

OTHERS PRESENT: Gary Surprenant, Watermark Marine Construction, Sunapee; Gerry Gold, New London Resident; Stanley Morono, New London Resident; Lucy St. John, Planning & Zoning Administrator

1. Call to Order Regular Meeting

Chairperson Brown called the meeting to order at 8:29 a.m.

2. Approval of Minutes of November 16, 2016 and December 5, 2016

Chair Brown indicated that the amendments have been incorporated into the November 16, 2016 Minutes.

MOTION: IT WAS MOVED (Maggie Ford) AND SECONDED (Michael Kennedy) to accept the minutes of November 16, 2016, as amended. THE MOTION WAS APPROVED UNANIMOUSLY.

Ms. Ford noted that the November 16th Minutes (page 2) indicated that she was not present during the presentation of the Wetlands Shore Lands Applications. She noted that she excused herself after the presentation and motions.

Chair Brown discussed the meeting of December 5, 2016, stating that it was a very brief meeting, where the Commissioners met at Laura Alexander's office to hold discussions regarding Low Plain, commencement of road cutting work, and the fact that the Commission would be responsible for about \$3200 upfront. Dan Allan inquired regarding the revenue going back to the general fund, although the upfront obligation would be taken out of the Commission's budget. Chair Brown indicated that an option would be to request a Warrant Article to have the costs reimbursed to the Commission. He also assured that the revenue would far exceed the initial costs.

MOTION: IT WAS MOVED (Michael Gelcius) AND SECONDED (Michael Kennedy) to approve the Minutes of December 5, 2016 as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

3. Public Comment for Items Not Listed on the Agenda

None.

4. Permit Application/Review committee (Lucy, Mike and Com.)

A. Dock Application, 229 Pilothouse Road, Mike Connelly

Lucy St. John, Planning and Zoning Administrator, presented the Permit Application to the Commission that she received on December 6, 2016. Mr. Gary Surprenant went over the details of the Permit Application. Discussion ensued among the Commissioners and Mr. Surprenant, regarding the placement and configuration of the proposed dock.

MOTION: IT WAS MOVED (Laura Alexander) AND SECONDED (Michael Gelcius) to sign the expedited Petition for 229 Pilothouse Road as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

B. Wetlands Application, Little Sunapee, Hoover, Pierre Bedard

Ms. St. John presented a Wetlands Application, regarding constructing a driveway behind Little Sunapee, that was received back in September. She stated that, for an unknown reason, it hasn't been acted on, but that the Applicant is asking the Commission to sign it as expedited to move the project forward. Discussion ensued regarding whether or not this was within the Planning Board's purview to review, as well as the proposed location and drainage concerns.

MOTION: IT WAS MOVED (Michael Gelcius) AND SECONDED (Maggie Ford) to sign the expedited Wetlands Application as presented. THE MOTION WAS APPROVED UNANIMOUSLY.

5. Planning Board Update - Streams Conservation Overlay District & ADUs

Ms. St. John indicated that the Planning Board will be likely submitting zoning amendments to consideration by Town Meeting voters, addressing the new State Law, regarding accessory dwelling units, to include sign provisions, as well as reorganization suggestions to the Ordinance. She went on to state that the Planning Board has decided not to include detached ADU's for this year.

Ms. St. John discussed that John Wilson submitted some suggested edits to Streams Conservation Overlay District, which, at this point in time, the Planning Board is not moving forward with. She also announced that the Planning Board public hearings will be held in January.

A. Pleasant St. West & East Conservation Easements

Discussion ensued among the Commissioners regarding the recent purchase of the land on the east and west sides of Pleasant Street. Topics of discussion included future plans for the land and its value, both monetarily and environmentally.

Gerry Gold took part in the discussion, indicating his support for the purchase. He pointed out the opportunities available to recapture purchase costs, by selling some of the land to developers for home lots.

After further discussion, the Commission reiterated their initial intention was for creating a conservation easement on the land, and that they had no intention to develop any of it. The Commission went on to collaborate on potential conditions that could be drafted into the easement, to allow for provisions regarding community usage.

MOTION: IT WAS MOVED (Michael Gelcius) AND SECONDED (Ruth White) to show opposition for the subdivision of the purchased Pleasant Street property, to demonstrate that the Commission had intended to use the property for conservation and not for subdivision. THE MOTION WAS APPROVED UNANIMOUSLY.

Mr. Gold further requested that the Commission consider a minimal subdivision to allow for a structure to be erected on it, for the Town's benefit. Mr. Gelcius reiterated his stance that that would be against the Commission's initial plan for the land.

Further discussion took place regarding the drafting the language of an easement for the property. Chair Brown pointed out that the 3 acres located on the west side of Pleasant Street are excluded from the conservation easement, and it is zoned mostly commercial, located by a sidewalk, in close proximity to water and sewer. He went on to state that that portion could be used for possible Conservation Commission needs in the future.

MOTION: IT WAS MOVED (Laura Alexander) AND SECONDED (Michael Gelcius) to put a conservation easement on the east side of Pleasant Street, Parcel #074-047-000. THE MOTION WAS APPROVED. Dan Allen abstained. (6-0-1)

The Commission continued to converse about the excluded 3 acres, located on the west side of Pleasant Street, and the potential of the parcel, to include the creation of a separate new easement on the property.

B. Land acquisition projects update

- NLCC Desirable lands list updates

Ms. Ford informed the Commission that she met with Andy Deegan on the 7th, and that Mr. Deegan will finish updating the list. She indicated that there are 10 properties that should receive letters from the Commission, and that there are two to three properties that need to be discussed with Chair Brown and Mr. Gelcius. She stated that she anticipates the letters will be drafted in

the beginning of 2017. Mr. Kennedy suggested utilizing prior letter templates, if available.

Ms. Ford requested that Ms. Alexander provide her the study of the Conservation Map that was done by Ms. Alexander and her students. Ms. Alexander indicated she would provide that as requested.

Chair Brown pointed out that there are 53 parcels on the list, and only two have been acquired to-date. Ms. Ford responded that some seem more desirable than others, for which she plans to write the letters to. Chair Brown went on to state that, although they may seem unobtainable, all of the parcels are important lands for conservation purposes.

C. Trails and Projects

- Low Plain permit status - Prime wetlands questions.

Chair Brown indicated that the permit is moving forward, and went on to discuss the inquiries received by DES, regarding designation of Prime Wetlands.

- Low Plain Stewardship Plan Public Tour January 14, 2017 @10:00 AM

Chair Brown stated that NH Fish and Game are currently reviewing the Plan, and that they have submitted some amendments, which basically encompassed wordsmithing edits. He said that they also are requesting a clearer map on forest types, and he indicated that those need to be provided so that the process can continue. Mr. Gelcius informed the Commission that he has reviewed the signage and postings relating to the project.

On another topic, Mr. Gelcius discussed John Schlosser's intentions for the Ski Club and creating a trail for skiers. Much discussion ensued among the Commissioners regarding the pros and cons of the trail.

In regards to the tour, it was indicated that Leo Maslin is leading it. Chair Brown asked Ms. Alexander if any Colby-Sawyer College students were interested in attending, for which she replied that they would not be back in school yet at that time. Chair Brown indicated that the tour is advertised on the website. Further discussion took place regarding other venues to post the tour information.

- Hospital Community Trail

Mark Vernon indicated that the trail is progressing well, and discussed the work session that took place between Mr. Gelcius, Mr. Kennedy, Mr. Allan, himself, and the Hospital CEO Bruce King. He went on to lay out options for

the entrance onto the trail, and announced that June would be the likely opening of the trail, for which he anticipated planning a christening hike.

On a separate topic, Mr. Vernon informed the Commission regarding his conversation with Michael Todd regarding Mr. Todd's request to put a ski trail under the right-of-way. Much discussion ensued among the Commissioners regarding seeking permission from Eversource, the hospital, and the landowner, as well as logistics of the proposed trail. Suggestions were made for Mr. Todd to make a presentation to the Commission, after he has sought permission from the appropriate sources.

- Land Owner/NLCC Trail Agreement

Mr. Vernon indicated that he needs to make a cover letter and make contact with known landowners. He requested that Chair Brown sign them, along with the Chairperson of the Board of Selectman, prior to mailing them out.

Chair Brown stated that he spoke to Van Webb regarding the Trail Agreement, who indicated he didn't recall signing an agreement in the past. Mr. Allan added that Van Webb gave a conservation easement, so that would be a good place to start when searching for the specific language regarding the trail.

- Trail Head Maps Update/printing

Mr. Vernon discussed the vicinity maps, and how they are electronically updated, as well as his plans to make several enhancements. Much discussion ensued regarding the inventory of the current map, costs and revenues associated with the map, as well as the need to get the new maps ordered and printed.

- Other: New Ideas, Programs

Mr. Allan stated that he prepared a sign to caution trail goers of the possible dangers they may encounter, that he desired to put on his trail head. Further discussion took place regarding the need for the signs, as well as any liability issues that may be encountered by posting such signs.

Chair Brown discussed the Budget Committee Meeting that is going to take place on January 4, 2017, including projected requested amounts, prior budget usage, and future spending. Ms. Alexander indicated that a big concern for the Commission is how they are to allocate spending for infrequent but necessary expenses. Mr. Kennedy pointed out that the Commission needs to make the Budget Committee aware that revenues gained by the Conservation Commission go back into the general fund.

Chair Brown introduced the new Recording Secretary, Victoria O'Connor.

Chair Brown inquired regarding right-to-know limitations.

Chair Brown thanked Mr. Gelcius for the photograph that he took of the Phillips memorial Preserve trail Head and new trail map, and stated that he forwarded it to the ASLPT.

Chair Brown stated that he is surprised that the low plain project is taking as long as it is, and indicated his worries regarding having all permits approved by the February harvest schedule.

Mr. Gelcius announced that Ms. Ford is a new member of the Subcommittee.

Ms. White recounted reading a discussion regarding the Commission, which detailed positive critiques, as well as suggestions. She also inquired regarding what the Planning Board would like for the Conservation Commission to do, in terms of future projects. Ms. Ford suggested sitting in on Planning Board meetings to see if any feedback could be given.

6. **Future Meeting Dates:** Refer to the Conversation Commission Meeting Schedule and the Town's website for updated meeting information. Next meeting is scheduled for Wednesday, January 18, 2017 at 8:30 a.m.

MOTION: IT WAS MOVED (Laura Alexander) AND SECONDED (Mark Vernon) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting was adjourned at 10:42 a.m.

Respectfully submitted,

Victoria O'Connor
Recording Secretary
Town of New London, NH