



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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CONSERVATION COMMISSION

Meeting Minutes

Wednesday, February 21, 2018

8:30 AM

MEMBERS PRESENT: Bob Brown (Chair), Michael Gelcius, Maggie Ford, Michael Kennedy, Stanley Morono, Tim Paradis

MEMBERS EXCUSED: Ruth White, Mark Vernon, Andrew Deegan, Laura Alexander

Call to Order: Chair Brown called the meeting to order at 8:30 am.

Roll Call: Chair Brown called the roll.

Public Comment - None

Permit Applications / Review Committee update

Michael Gelcius reported the following:

- Three septic applications submitted, which were all standard applications.
- There was a dredge and fill application for 810 Pleasant Street. This was rejected by DES for not providing enough information.
- 686 Lake Shore Drive – replacement structure application.
- 47 Sunset Shores – boathouse replacement.
- A letter was received about the Season's culvert project. On November 15, 2017, DES issued an emergency authorization to temporarily stabilize the entrance of the existing culvert. DES is still waiting for a required report from the Season's Condominium Association. This plan has already been approved. Michael Kennedy will follow up on this.

Christopher Bartlett attended the meeting to discuss his application for an accessory dwelling unit on 140 Forty Acres Road.

His intention is to apply for an accessory dwelling unit for his home for his aging mother. Originally, they discussed the possibility of putting on an addition but it seemed the accessory dwelling option was better. The intention is to demolish an existing two car garage and replace it with a three car garage that will have a second story and 900 square feet of living space to include a bedroom, bathroom, living room and kitchen area.

Mr. Gelcius asked about the septic system. It will be replaced with a larger system. He also commented that the property has a steep slope and asked what protections would be put into place for runoff while construction is taking place. Mr. Bartlett stated that the plan shows silt fences and he knows it's in his best interest and it is the goal, to retain as much material as possible.

They estimate the project will take six months and Gavin Campbell is the general contractor.

Nicole Gage stated that she has everything she needs and a site visit has been done. The last piece is for the Conservation Commission to review and comment on the erosion control during construction.

IT WAS MOVED (Michael Gelcius) AND SECONDED (Michael Kennedy) to approve the plan based on proper installation of silt fencing on the property during construction THE MOTION WAS APPROVED UNANIMOUSLY.

Mr. Gelcius provided an update on a recent Permit Subcommittee meeting held on February 12, 2018. This committee consists of Maggie Ford, Michael Kennedy, Andy Deegan and Mr. Gelcius. They met with Nicole Gage, Zoning Administrator, to discuss the subcommittee's desire to see permits that are related to items that the New London Conservation Commission has interest in (i.e. steep slope, wetlands, shore land, flood plains). They discussed process and how this can be done. In the future, permits will go to each subcommittee member. There will be no dialogue among the subcommittee unless there is a posted meeting. Mr. Gelcius feels this is a good first step and moving forward this will ensure we get the information needed so the proper reviews can take place.

Minutes of this meeting were taken and copies were given to those in attendance.

IT WAS MOVED (Michael Gelcius) AND SECONDED (Michael Kennedy) to approve the minutes of the February 12, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

Mr. Kennedy inquired what the process is to let out of town property owners know about permit requirements, etc. Chair Brown stated that all the ordinances and the process are on the town website. Mr. Kennedy likes the idea of including a one page letter with what a new property owner gets from the town to say there is a process and what resources can help.

Approval of Minutes

IT WAS MOVED (Michael Gelcius) AND SECONDED (Maggie Ford) to approve the minutes of January 17, 2018. THE MOTION WAS APPROVED UNANIMOUSLY.

Solar Energy Systems Exemption

Currently, residents with a solar system do not have this calculated into their assessment. A value is placed on it but you are not taxed on it. Chair Brown feels this could change and has contacted the Energy Committee but hasn't received a response. Tim Paradis feels this is of interest to the Energy Committee and as far as he knows, there isn't any intention of changing this for now. The Planning Board is looking into solar systems and proposed zoning regarding best practices for how they are installed. He will have an update at the next meeting.

Planning Board Update

Tim Paradis reported that the following items were discussed at a recent Planning Board meeting:

Christopher Bartlett – accessory dwelling unit at 140 Forty Acres Rd.

Lovering Lane Bakery – proposed changes to enclose a porch for additional seating.

Warrant articles regarding wind and bike racks.

Strategic Plan

Maggie Ford reported that she recently sent out an updated copy. At the next meeting she would like to assign tasks and also put a timeline together for completion of the tasks.

Trails & Projects

Clark Lookout

Chair Brown has received a request to hold a wedding at Clark Lookout. They would like to have 100 guests and although they will be walking up they also want to bring up tables and chairs for a 15 minute wedding ceremony. They wanted to reserve the area but it can't be reserved as it is open to the public and Chair Brown reminded them that alcohol is not allowed. They will talk more as the date gets closer.

Trail Connector, Highland Ridge to Lyon Brook Trail

Mark Vernon spoke with the landowner who owns the fields and he has declined a trail permit. There is another possible access area behind Fenwood but probably won't be looked at until spring.

Pleasant Street/Lyon Brook Parcel

There is a real estate sign on this property. The lot for sale is behind a parcel that is owned by the town. It is landlocked and runs up to and under power lines. There is a right of way. The concern is that Lyon Brook trail runs on this property. It is assessed for \$20,000 and is at least four acres. They are asking \$120,000. Maggie Ford spoke with a realtor a few years ago and there is only one truly buildable spot as it is very wet.

NL Biomass Project

Tim Paradis reported on the discussion regarding select harvesting, and instead of selling the wood, use it to heat town owned facility buildings. The Energy Committee was interested in exploring this but it is a massive undertaking to figure out what the replacement schedule is for heating equipment in the town buildings. The committee will speak with Richard Lee to do some fact gathering and research.

Pleasant Street East

There hasn't been a lot of public awareness done other than Ausbon Sargent prepared a notice which was done specifically for Pleasant Lake Protective Association. There is a warrant article to place this parcel under conservation easement which means it will have a lesser value and there won't be an impact on the tax rate.

Chair Brown suggested putting a half page article in *the Intertown Record, The Messenger or Municipal Matters* asking for support and explaining the reasoning and intent of the warrant article. He will speak to Laura Alexander to develop a list of talking points and Tim Paradis will write an article to be submitted by March 6, 2018.

Desirable Lands List

Chair Brown feels it would be a good idea to review the desirable lands list to see what is for sale. He feels now is not time to emphasize their position regarding land acquisition funding and should wait until after town meeting.

Other

Maggie Ford discussed the Landscaping for Water Quality seminar that will take place on March 29 & 30, 2018. It's being held at Lake Sunapee Protective Association. There are funds set aside to cover the registration fee.

Eagle Scout Project – Michael Gelcius gave an update on the Eagle Scout project to do planting at Low Plain in the spring. Chair Brown stated that they've ordered 170 seedlings that are various wildlife packages.

Michael Gelcius reported that Elkins Fish and Game went out last Saturday to check the duck boxes. There were originally 14 boxes but now only 12. Six of the boxes were used and had a successful hatch out on wood ducks.

Motion to Adjourn

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

The next meeting will be held on Wednesday, March 21, 2018 at 8:30am.

The meeting adjourned at 10:11am.

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London