



TOWN OF NEW LONDON, NEW HAMPSHIRE

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CONSERVATION COMMISSION

Meeting Minutes

Wednesday, April 18, 2018

8:30 AM

MEMBERS PRESENT: Bob Brown (Chair), Michael Gelcius, Tim Paradis, Andrew Deegan, Laura Alexander, Michael Kennedy, Stanley Morono, Ruth White, Mark Vernon

MEMBERS ABSENT: Maggie Ford

STAFF PRESENT: Nicole Gage

OTHERS PRESENT: Gavin Campbell, Spec Bowers, Joan Cobb, Gary Anderson

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

Roll Call: Chair Brown called the roll.

2. **Public Comments - None**

3. **Permit Application / Review committee update**

750 Little Sunapee Road

Gary Anderson attended the meeting to discuss plans for an old cottage built in the 1920's. The house itself is on a knoll just inside the 250 foot setback. They would like to knock this down and build a four season home in approximately the same location. It will have a larger footprint and they want to move the house back away from the lake about 15-20 feet. The house is on a flat, stable area. A new septic system will be put in. They would like to start this project in June.

The intent is to install silt fencing on the downslopes. It will be up before demolition starts and will stay up through construction.

140 Forty Acres Road

Gavin Campbell attended the meeting to discuss an addition he is building and has the building permit already in place. The power company came to the property to relocate a pole and they determined a trench needs to be dug to bury the power line. It qualifies as steep slope. He can install silt fence to stop downhill erosion. He can dig the trench and back fill it in one day. Once the weather permits, he will begin digging.

876 Newport Road

Spec Bowers attended the meeting to discuss the demolition project of the cottage that burned on 876 Newport Road. He is planning to install silt fencing and his demolition contractor will be doing this. Project will begin once weather permits.

212 Poor Road

Nicole Gage discussed this project on behalf of Frank Anzalone. Mr. Anzalone is doing this project for the Kinzlers on 212 Poor Road. According to the ordinance, we are supposed to be receiving storm water and erosion control plans for construction but also storm water management for post construction. We have no application process for this and although there is supposed to be a fee, there is not a formal way to go about obtaining this. This has been a challenge for Ms. Gage. She is hoping to introduce a new application that points out exactly what is required.

The Kinzlers submitted an application to request to add a 48 square foot addition on the back side, behind the 50 ft. waterfront buffer. They will be bumping up the roof on the back portion of the building and lifting up the second floor. They are doing a lot of interior renovations. There are allowances for

structures that are non-conforming because it is straddling the waterfront buffer, to do improvements up to a certain point.

Ms. Gage sent them a letter asking them to refer to the shoreland overlay district section of the ordinance, particularly storm water and erosion control for construction. In particular, to pay attention to these three items:

1. The design of storm water management system shall ensure that the post development total run off volume does not exceed pre development total run off.
2. All modifications to structures that are in our protective shoreland overlay must be designed and constructed to prevent the release of surface run off across exposed mineral surfaces.
3. Our erosion and sedimentation control plans should describe the nature and purpose of land disturbing activity, including the amount of grading involved, a description of soils, the topography, the vegetation, as well as plans for post construction storm water management.

Laura Alexander feels that information from section three hasn't been addressed in this plan.

Fieldstone Lane

Nicole Gage and Michael Gelcius did a site visit to check on erosion control. DES has a permit and is waiting on signatures for this new construction.

Lake Sunapee Country Club

This is a dredge and fill permit application. They received a notice from DES asking for additional information. Michael Kennedy stated this should have been taken care of.

750 Little Sunapee Road

A shoreland permit was accepted by DES.

Four individual sewage disposal systems requests were received for Elkins Road, Little Sunapee Road, Forest Acres Road and Fieldstone Lane.

4. Approval of Minutes

IT WAS MOVED (Michael Gelcius) AND SECONDED (Laura Alexander) to approve the minutes of March 21, 2018 with the amendments discussed. THE MOTION WAS APPROVED UNANIMOUSLY.

5. CC Membership

Chair Brown noted that the Conservation Commission membership is listed on the town website but it is also listed on Conservation Commission website. Some of the term years are different. The reason is that when an alternate is moved from alternate to regular member, they take the term of the person that they are technically replacing and their term goes away.

Laura Alexander will be resigning from the Conservation Commission as she is moving to Springfield NH. She has been on the Conservation Commission since 2002. She is still willing to be a resource. Chair Brown thanked her for her contributions for many years and she will be missed.

6. Pleasant Street – East (CE)

Chair Brown and Andy Deegan will be meeting with Kim Hallquist, Town Administrator, regarding the conservation easement. Letters have been received and a resident is looking for very defined wording for the conservation easement including what low impact sports are acceptable and what isn't. It keeps coming up and has been brought to the Board of Selectmen. The Conservation Commission feels the strongest argument is that this was Conservation money to be used for land conservation.

7. Planning Board update

Tim Paradis reported that updates are being done at Colonial Pharmacy. Planting of about a dozen trees and other landscaping will be done soon.

The Hospital Assisted Living project is still underway however nothing has been finalized yet.

8. Strategic plan

All were given an assignment to review the strategic plan at the last meeting. The most current copy is January 15, 2018. Please provide feedback to Maggie Ford.

Biomass – Mark Vernon stated that goal #1 of the strategic plan is a key component of the biomass plan. There was an article at town meeting that stated by 2030 the town buildings should be heated with biomass systems. It passed but no information was discussed regarding the cost and who would do it. Due to several individual buildings, it will be very expensive.

9. Trails & Projects

Trail intern – Tom Coverdale will be coming back this year.

Pleasant Street - East

Mark Vernon made preliminary contact with abutters. He feels they should hold off on any trail discussions until the conservation easement gets finalized. He proposed that a letter be sent to abutters regarding the trails to get feedback. He feels that parking needs to be addressed as well.

Joan Cobb attended to discuss her request for a simple project to be done so Bittersweet residents can access trails.

Mr. Vernon feels there are two obstacles. At the end of Cottage Lane, the terrain isn't favorable. There isn't an obvious place for the other end of a trail.

The second obstacle is that if the Conservation Commission put the effort and money into a stairway or railing up the embankment, we would want to make it open to the public. Not just for Bittersweet residents. If that's acceptable to the landlord, then that would be something we could get behind. If it's just for Bittersweet residents, then it should be up to the landlord to provide. At a minimum, posts and a railing would be needed. Stairs would probably be ideal.

Chair Brown feels it is best to look at it when the ground is bare and dried out. He intends to investigate and look at the possibility of constructing a trail to access the trail from Bittersweet.

There may be an issue with people using the Bittersweet parking lot to access trails.

Low Plain – seedlings (available on April 25th)

Jonathan Doheny attended the meeting and will plan for planting in mid-May, weather permitting. They are waiting to see what the other plantings look like after the thaw. The state comes out once a year to monitor planting. The representative sent photos with some of the seedlings poking through the snow.

Michael Gelcius stated they haven't gone out to do a site visit but they will soon and will come up with a plan.

Around the first week of May, Chair Brown will pick up the seedlings that will be planted.

PMP – Chair Brown stated once it dries up, they can do a site visit. He thinks they lost most of the hazelnut plantings due to the drought.

Forest Assessment - Leo Maslin was asked to look at the south end of Low Plain. He has done the assessment and there is valuable material in there but the question is access. It is closer to residential areas so work needs to be done to decide if they want to do it. It is a much smaller area than the north end.

Of the 53 acres at Shepard Pit, there are about 30 acres of forest that could be managed, including maple and pine that is of value. About half of it is diseased and should have been cut a long time ago. When this happens, it has to be ground up.

On the Wilmot line, there are two other parcels that he is looking at as well. Chair Brown feels that even if there isn't a large cash return, it would make the forest healthier.

Chair Brown discussed that it has been about 10 years since the last section of Clark Pond was purchased. The Selectmen did not support this at the time. That parcel was purchased and amended and is under

conservation easement. It is land locked and the only way to access it is by boat. There was an attempt with 5 abutters for getting an agreement but one owner didn't sign a trail agreement so it didn't work out. This property has recently been sold. Chair Brown asked if we wanted to try again to get a right of way. Stanley Morono will look at this and report back.

Eagle Scout Project – this project involves building a bridge out behind Spring Ledge Farm. At the January meeting, it was discussed, and this is on track for May/June installation. We will use materials we have in stock.

Hamel Property – Mark Vernon thinks this is an important parcel for the town, conservation wise and also because the Lyon Brook trail follows it. He feels the Lyon brook trail is under threat due to the hospital expansion project and because this parcel is for sale. There is some conservation value to this parcel but he also thinks the Department of Public Works and the recreation commission might have an interest. He would like to discuss this with DPW and the Recreation Commission and would like the support of the Conservation Commission to do this. It is an 8.2 acre lot that is assessed for \$102,000 and the asking price is \$120,000.

10. Solar Energy Systems Exemption RSA Section 72:61

Chair Brown discussed the topic of solar energy system exemptions a few years ago and the general consensus was that this doesn't belong with the Conservation Commission. He feels this could be argued as it does relate to conservation but the consensus was to let the Energy Committee handle it. The way it works now if New London is that a solar system is given a value by the town assessor. It is put on your tax card but it is not calculated into your tax rate so you aren't paying for it. He isn't sure that this won't change but it takes a warrant article at Town meeting for a vote.

11. Desirable Lands List

Another parcel of interest is one that is owned by the Mormon Church. This parcel isn't listed with a realtor but instead is put out for bid. It is a 6.1 acre triangle of land between Little Sunapee Road and Newport road, close to the Historical Society. It's not officially for sale but might be very soon. It is assessed for \$200,000. Andrew Deegan suggested adding it to the Desirable Lands list. Mr. Deegan will draft a letter on behalf of the town expressing our interest in purchasing this land for conservation.

IT WAS MOVED (Michael Gelcius) AND SECONDED (Ruth White) to add this parcel (lot # 059-034) to the Desirable Lands List. THE MOTION WAS APPROVED UNANIMOUSLY.

12. Important Dates:

Board of Selectmen meeting – Monday, April 23 @ 6:30 PM
Planning Board – Tuesday, April 24 @ 6:30 PM
Budget Committee – Wednesday, April 25 @ 7:00 PM

Motion to Adjourn

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

The next meeting of the Conservation Commission will be held on Wednesday, May 16, 2018 at 8:30am.

The meeting adjourned at 10:47am

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London