



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## NEW LONDON CONSERVATION COMMISSION

**Regular Meeting Minutes**  
**Wednesday, April 19, 2017**  
**8:30 AM**

**COMMITTEE MEMBERS PRESENT:** Robert Brown, Chair; Mark Vernon; Laura Alexander, Vice-Chair; Ruth White; Andrew Deegan; Dan Allen; Michael Gelcius; Michael Kennedy; and Tim Paradis.

**COMMITTEE MEMBERS ABSENT:** Maggie Ford, Alternate (**Excused**)

**STAFF MEMBERS PRESENT:** Lucy St. John, Planning and Zoning Administrator

**OTHERS PRESENT:** Gary Surprenant, Watermark; Ben Nugent, NH Fish and Game; Deborah Zeller, New London Resident; Bill Andrew, Old Hampshire Designs; Chris Connors, Basil Woods; Peter Blakeman, Blakeman Engineering; Robert Stewart, RCS Designs.

### 1. Call to Order Regular Meeting

Chair Brown called the meeting to order at 8:30 a.m.

### 2. Ben Nugent of NH Fish & Game - Warner River Watershed Project

Ben Nugent presented a PowerPoint slideshow. He indicated that he has already met with the Warner, Newbury, Bradford, and Sutton Conservation Commissions to discuss this project. His presentation included the following:

- He hopes to present this to the community of New London in June 2017.
- Last year, they started a pilot project in which landowners who owned property along wild Brook Trout streams were invited to sign up for a site visit, in order to learn about the fish and the aquatic macroinvertebrates, and the bugs that live in the stream. Reports were then written, which included recommendations on how to improve the landowners' property and enhance Brook Trout habitats.
- Targets are Sutton and New London for 2017 to make presentations and to perform site visits.
- Brief history and map of Brook Trout in New Hampshire.
- Assessments involve taking one of four watersheds and breaking it up into smaller catchments, in order to get baseline information. The midpoint of each of the red watersheds are then sampled to capture data on all the fish species that live in that watershed. Volunteers are also used to collect macroinvertebrates to test water quality.
- Approximately 2/3 of survey locations did contain wild Brook Trout.

- 70% of sites with excellent water quality had Brook Trout; 38% of sites with good water quality had Brook Trout; 0% of sites with fairly poor watery quality had Brook Trout.
- Half the fish in the NH Wildlife Action Plan exhibit some sort of migratory behavior.
- Volunteers are spearheaded by the Warner Conservation Commission and Basil Woods Trout Unlimited to analyze stream crossings in the entire watershed. In three years, from 2013 to 2016, 208 crossings were evaluated, out of the 17,000 that are in New Hampshire.
- Anticipate a Flood Resiliency Workshop to meet the Road Agents, Emergency Services, and Conservation Commissions in the smaller towns to develop a prioritize list of where crossings should be replaced in order to enhance the habitats of Brook Trout.
- Met with Colby-Sawyer and they seem interested in doing some more macroinvertebrate collection and wood addition projects.

Chris Connors from Basil Woods Trout Unlimited distributed handouts to the Commission about the project. She spoke briefly about the great value of volunteers in the project. She indicated that the Department of Environmental Services is going to hold a local training for the volunteers, which is being spearheaded by Basil Woods and some local professionals. She hopes that the Warner River designation will go through and subsequently a local Advisory Committee will be able to take over the project. She also noted that Basil Woods does a program called Trout in the Classroom in the KRS District, and informed the Commission that there will be a free event on the same day as Discover Wild New Hampshire Day.

The Commission asked if there were any intern opportunities available. Mr. Nugent indicated that currently there is an intern onboard for this year, but they still offer volunteer positions for credit.

Mark Vernon inquired whether NH Fish & Game educates the public regarding cleaning up after dogs, and clarified whether or not dog waste actually affects water quality. Mr. Nugent indicated that there is no current education on the subject, but that it indeed affects water quality, and stated it is something to look into.

### **3. Permit Application / Review Committee (Lucy, Mike & Com.)**

A. **Zeller, Robert Shoreland Permit Application.** Located at 686 Lakeshore Drive. Tax Map 051-014-000. Project Description: Demolish existing house, shed & boat shed. Construct new house, bunkhouse, driveway, pervious walkways and septic system. Pre-construction impervious area within the 250 ft. of the reference line is 9.3 % and post-construction impervious is 14.5%. Plan prepared by CLD Engineers. ZBA granted variance Nov 7, 2016. Town received application March 24, 2017.

Ms. St. John presented a summary of what the Application was, noting that the Application was included on the April 11th, 2017 PB list. She also pointed out that the owners receive a variance back in November 2016 from the ZBA, to which the Board received a copy of the Notice of Decision; as well as State approval.

Deb Zeller reviewed the project for the Board. She pointed out the following regarding the current property:

- Built in 1923 by George Thurston as a boathouse, without any form of insulation.
- Zeller family purchased the property in 2013, which is in dire need of repairs and updates.

Ms. Zeller went on to describe the construction plans, which entailed:

- Maintaining the historic sense of what a cottage on Pleasant Lake looked like.
- Newer portion will be hidden in the woods, with a narrower footprint.
- Seasonal building will be boat storage and a sleeping bunk area that will be shut down during the winter.
- Septic sealing and replacement.
- Storm water collection.

**B. Ruggles, Robert Wetlands Permit Application (Standard Review).** Located at 823 Bunker Road. Tax Map 077-004-000. Project Description: Install an “h” shaped seasonal dock addition to an existing 4 ft. x 40 ft. seasonal dock and rock breakwater. Additionally, install a seasonal boatlift. Town received application April 6, 2017.

Gary Surprenant from Watermark Construction Company presented the Application. He distributed the NHDES rules regarding slips to the Commission Members. He pointed out that currently there is a protective breakwater, which is against the dock that has one slip for one boat. He indicated that Bob Ruggles is seeking to put a second slip in.

The Commission inquired regarding necessity of stonework to be done, to which there is none, as it already is in existence. They also asked whether you're entering shallower water areas. Mr. Surprenant explained the procedure of measuring the depths, in accordance with the working elevation of the lake. He then went on to state that Mr. Ruggles has a pontoon boat, so he's not concerned with the depth as much as just having the spot to tie the boat up.

The Commission requested clarification regarding the Deed of the property referencing a single dock space, one boat mooring, one floatation device. Mr. Surprenant replied that the actual Deed will change, as this is a standard Dredge and Fill Permit. Ms. St. John went further to state that any private Deed restrictions are not in the Town's purview.

The Commission asked Mr. Surprenant to detail the materials that are planned to be used on the new dock. Mr. Surprenant answered that the frame is 2 x 4 aluminum tubing, with a cedar deck, anchored at the right side by pipes attached to the shore.

- C. **Snow, Harry Wetland Permit Application (Expedited Review).** Located on Mountain Road. Tax Map 112-007-000. Project Description: Cross a forested wetland with a driveway and disturb +/-435 sq. ft. of wetlands with the installation of an 18" diameter HDPE culvert and stone headwall. Town received application April 10, 2017.

Peter Blakeman presented the Application. He went on to describe the construction plans, which entailed:

- The driveway needs to come off of Mountain Road and come up to the house.
- Approaching the ZBA for the wetland crossing and a septic system special exception.
- Permits had been previously pulled for this construction approximately six years ago, though nothing came from it, and they eventually timed out.

Mr. Blakeman explained the Wetland Bureau stream rules to the Commission, which are dependent on the watershed above the crossing, as far as what level of permitting you're at. As there is no stream on this property, it is not restricted by these rules.

Ms. St. John inquired regarding who stamped the current plans, to which Mr. Blakeman responded that it was John Sisson from Beaver Tracks. She noted that the previous plans had been stamped by Peter Schauer, NH Certified Wetland Scientist.

**MOTION: IT WAS MOVED (Laura Alexander) AND SECONDED (Mike Gelcius) to approve the Permit Application. THE MOTION WAS APPROVED UNANIMOUSLY.**

- D. **McElwee, Andrew & Connie Trust Wetlands Permit Application (Expedited Review).** Located at 1026 Lakeshore Drive. Project Description: Replace nine (9) linear feet of steps on the shore of Pleasant Lake. No change in location or height. Town received April 17, 2017.

Bob Steward of RCS Designs presented the Application. He went on to describe the construction plans, which entailed:

- The bottom step will be a cement step.
- The cement walkway back toward the wooden steps are going to be made pervious, improving the area.
- Erosion control measures will be taken to ensure nothing will go into the lake during removal of the steps, which will be done by either jackhammering or

manually extracting them. Excavating will then be done below that, and building material and crushed stone will be added. The top will be field stone.

- Anticipating that the walls will remain as-is.

**MOTION: IT WAS MOVED (Mike Gelcius) AND SECONDED (Andrew Deegan) to approve the Wetlands Permit Application. THE MOTION WAS APPROVED UNANIMOUSLY.**

- E. **McElwee, Andrew & Connie Trust Shoreland Permit Application Permit by Notification (PBN).** Located at 1026 Lakeshore Drive. Project Description: Propose to replace two walkways and a patio all impervious to pervious. Propose a new walkway using pervious technology and permit a post 2008 stone wall. Total temporary impacts 1170 square feet. Total net reduction of impervious are of 337 sq. ft. Town received April 17, 2017. A revised application was submitted and discussed at the April 19<sup>th</sup> Conservation Commission meeting, showing a change to the project description. New Project Description: Total temporary impacts of 1,144 sq. ft. Total net reduction of impervious area of 413 sq. ft.

Bob Steward of RCS Designs presented the Application. He went on to describe the construction plans, which entailed:

- Proposed 4-foot wide walkway.
- No vegetation is being disturbed.

Mr. Steward modified his permit by notification to include the additional impervious, as discussed, in submitting it.

- F. **Hess, Jamieson Shoreland Permit Application.** Located at 18 Duck Inlet. Tax Map 051-006-000. Project Description: Existing building renovations including deck and attached garage to the existing residential dwelling. Rebuilding and relocating a detached garage outside the waterfront buffer and rebuilding the existing bathhouse. Pre-construction impervious 13% and post-construction impervious 17%. Town received April 13, 2017.

Ms. St. John briefly explained that the Commission didn't request the Applicant to attend the meeting.

- G. **Radeke, David & Risa Shoreland Impact Permit 2017-00596.** Located at 583 Forest Acres Road. Tax Map 119-021-000. Application information was included on the March 21, 2017 agenda attachment list. Town received the NHDES approval April 10, 2017.

Ms. St. John explained that the Application was included on the March 21st PB and they received their State Shoreland Permit. Mr. Gelcius inquired if there could be a

site visit done on this property, as it's a very big project, close to the shoreline. She responded that DES has already approved the Permit, and there is no current opportunity for the NLCC to weigh in on the matter.

Chair Brown stated his sentiments regarding the property, as he's an abutter. Mr. Gelcius inquired if there will be a special septic installed. Mr. Brown responded that they are using the existing leach field, but that the tank will be replaced.

#### **4. NL Planning Board Update**

Tim Paradis indicated that the Planning Board is beginning to revise the Master Plan. He requested that the NLCC provide any guidance in terms of items that they would like to have incorporated in the Master Plan.

Ms. St. John noted that the Planning Board would also be looking at some housekeeping things that would be done in the Zoning Ordinance, and requested that the NLCC provide input regarding sections the Board should be looking at for 2017/2018 revisions.

She suggested to the NLCC that it may be beneficial to combine the wetlands, the streams, etc. on one map. Discussion was had regarding employing Owen Krol to assist in the map creations.

#### **5. Review, Confirm, and Approve the February 15, 2017 Meeting Minutes and March 2, 2017 Special CC Meeting Minutes.**

Chair Brown indicated there were two amendments to be made to the February 15, 2017 Meeting Minutes:

- A. In "Others Present", Dick's last name is Showalter.
- B. Under 2A, it may be helpful to state that Kasey Lipscomb is a KRHS student and this is her senior project.

**MOTION: IT WAS MOVED (Michael Gelcius) AND SECONDED (Mark Vernon) to accept the minutes of February 15, 2017. THE MOTION WAS APPROVED UNANIMOUSLY.**

**MOTION: IT WAS MOVED (Michael Gelcius) AND SECONDED (Mark Vernon) to accept the minutes of March 2, 2017. THE MOTION WAS APPROVED UNANIMOUSLY.**

#### **6. Budget Through 06/30/17**

Chair Brown noted that the Low Plain project used up the rest of the Commission's fund. All expenses that are able to be deferred will be deferred until after June 30, 2017.

#### **7. Trails & Projects**

- Low Plain Stewardship Project/Harvest - Status

Chair Board indicated this project is complete, and that the final report has been created. He noted that there are a couple of expenses that he has to go through to understand where the NLCC is. He concluded that the net number to the Town is going to be approximately \$7,000. He explained further the breakdown of expenses that were had, as well as any challenges that were faced during the project, including red rot.

He inquired whether it would make sense to look at the next section of the remaining part, going out to Mountain Road, in order to assess what's there, in terms of quality and condition of timber; to determine whether it would be reasonable to continue the Stewardship Program another year or two; and to possibly include The Shephard Pit across the road. Mr. Gelcius responded that it makes sense to have a feel for what might be done, should they decide to move forward. The rest of the Commissioners agreed.

Further discussion was had, detailing the project, and future projects on the property; as well as feedback received from the residents.

Michael Gelcius indicated that, at the area where there is the opening, he placed the skid signage that he made. Chair Brown pointed out that Richard Lee had inquired as to whether the Commission was interested in getting a couple of boulders, but noted that he was concerned that that may hinder the transporting of seedlings and tools into the area. Chair Brown suggested that ultimately it may be beneficial to put a gate there, in order to close it off, to avoid unnecessary loitering.

Further discussion was had regarding the premises and steps that may be taken to protect it.

- Hospital Community Trail

Mark Vernon inquired whether he could have approximately 25 or 30 seedlings for the trail. Chair Brown inquired whether he wanted the grown ones, as the other ones won't show any growth for a few years; but that, in any event, he will provide Mr. Vernon with seedlings.

Ruth White inquired whether Boy Scouts or children were going to assist on the trail, as it's being publicized as town trail. Mr. Vernon responded that there is a workday being planned, and that he's meeting with the hospital next week to talk about that. He indicated that their intent was to go to the Chamber of Commerce, so he will inquire of them in terms of volunteers.

- Land Owner/NLCC Trail Agreement

Chair Brown indicated that Trail Agreement letters are coming in, which he will give to Mr. Vernon. He pointed out a letter received from a landowner's Attorney

which stated that they didn't want to sign an easement, although the Commission clearly had explained that's not what it was. He also referenced a discussion that he had had with the School District and their concerns.

- Seedlings

Chair Brown informed the Commission that there possess about 400 seedlings of about seven different varieties of critter food, for which there a second team may need to be constructed to plant them, and to tag them for protection and recordkeeping. The species were recommended by Leo Maslan, University of New Hampshire, and Andy Weik of the Ruffled Grouse Society.

## **8. NL & Vicinity Maps Printing**

Chair Brown distributed a map of another trails system for demonstrating the type of paper being considered: wear-proof, moisture-proof paper, which will be the size of the previous map. He noted the plan is to print 1500 maps, which should take about three to four weeks to produce, with an upfront payment.

He informed the Commission that they have enough money to cover the initial deposit and setup, but will need to get some assistance finishing the project, in the realm of \$1,000, so that they can be utilized during prime tourist season.

He stated that these maps should last approximately two or three years. He went into further discussion regarding the sale price of the map, as well as locations where it could be sold.

## **9. Town of New London Conservation Commission Rules of Procedure**

Chair Brown suggested that a subcommittee be formed in order to assist creating a Rules of Procedure, which could outline expectations in terms of length of meetings and public input. Mr. Gelcius requested to see the Board of Selectman's Rules of Procedures, and volunteered to create a rough draft for the Commission.

## **10. Other New Ideas**

Mark Vernon asked if Chair Brown has been in touch with Tom Coverdale (?), to which Chair Brown responded that he has been, because it is a potential budget concern, as there is a paycheck that needs to be paid to him, although most of his work will be covered under the July 1st, 2017 budget. Chair Brown indicated that Mr. Coverdale expressed his anticipation to returning, but that Chair Brown will confirm with him regarding his plans.

Michael Gelcius mentioned that, in terms of the signage at the kiosk at the bog that were deteriorating, Jim Perkins of this Historical Society had informed him what the wording is for the chunk that's missing. He informed the Commission that he is currently working



on the signs and that they should be complete within a couple of weeks. He described the work that he is doing on the signs.

Michael Gelcius informed the Commission that, in terms of the migratory bird collection that they took ownership of, they've contacted all the local libraries (New London, Sunapee, Sutton, Newport, and Newbury) and they plan to put them on exhibit soon.

11. Next Meeting Date - Wednesday, May 17, 2017 at 8:30 a.m. Refer to the Conservation Commission Meeting Schedule and the Town's website for updated meeting information.

**MOTION: IT WAS MOVED (Michael Gelcius) AND SECONDED (Andrew Deegan) adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting was adjourned at 10:41 a.m.

Respectfully submitted,

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