



TOWN OF NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

CONSERVATION COMMISSION Meeting Minutes Wednesday, September 19, 2018 8:30 AM

MEMBERS PRESENT: Bob Brown (Chair), Ruth White, Michael Gelcius, Mark Vernon, Andrew Deegan, Maggie Ford, Michael Kennedy, Stanley Morano

MEMBERS ABSENT: Joseph Kubit

STAFF PRESENT:

OTHERS PRESENT: Wayne Morril, Mike Black, Karla Allen, Jim Phippard, Cody Griffin, Greg Grigsby, David Brewster, Patricia Fletcher

1. **Call to order** - roll call

2. **Public comment** - None

3. **Permit Applications**

217 Owl's Nest Rd. (135-001-000)

David Brewster attended the meeting and is the property owner of 217 Owl's Nest Road. He is from the Boston area and purchased this property about a year ago.

Greg Grigsby of Pellietieri Associates attended the meeting to discuss the project. This property was previously subdivided into two properties. This project involves developing the northern lot of these two properties.

The Brewster's received approval to thin the waterfront buffer last year. All the cell scores have been met. There were also two wetland permits that have been approved. These were for two docks and have been approved by DES.

A shore land application was filed with DES and they've asked for more information. The response to them included removal of a seasonal dock and procedures related to planting vs. removal of vegetation. By planting, they will meet the requirement of unaltered area so this project won't dip below the 25% at the state level threshold of unaltered area. The town level is 50% less impervious and it doesn't drop below that so both standards will be met.

They will be building primarily a one story house that is long and low. The architects did a great job of integrating the house into the site. There are several interior levels that help it transition the grade throughout the property resulting in a very small impact. By vegetating the areas closer to the lake it allows the house to be angled and moved back from the lake for added green space. There is a restoration plan which includes replanting with native species including balsam fir, witch hazel, blueberry bushes and winterberry to create and restore these areas. Ground cover will be blueberry and fern sod. This comes harvested and literally is a mat that is laid down and is instant.

Pete Blackman has developed a storm water management plan. An engineered storm water management plan isn't required until the 30% threshold (the proposed impervious area is 29% for this project) they decided to have Mr. Blackman develop a plan. The storm water

management plan takes all the roof runoff and captures it in a drip edge. The drip edge is lined with a rubber liner with a four inch perforated pipe that conveys the water to a drywell. Three drywells are strategically located on the property. That captures the roof runoff and allows it to infiltrate. This has been designed to meet New London regulations for storm water management. Between the pervious driveway and all the infiltration capacities, the post construction runoff will not exceed the pre-construction runoff. This is a gravity only system, no pumps are involved.

NL Housing Association/Bittersweet (073-091-000)

Jim Phippard, a consult from Keene, NH attended the meeting on behalf of Stephen Leger, the principal owner on Pleasant Street. He apologized on behalf of Mr. Leger for the work that was done on town owned property without permission and doing work in a wetland area without permits. They received a letter of violation from New Hampshire DES requiring that the disturbed area be restored. In response to that, they hired a licensed land surveyor to establish the property line. They also hired a wetland scientist and did a wetland delineation to establish what the previous wetland limits were. With this information, they developed a restoration plan. The plan was submitted to DES and it was approved. They issued the permit as well.

Mr. Phippard stated the intension was to do maintenance on the drainage system as there were issues with high ground water. They hired a local contractor to do the work to fix the maintenance problem. He stated it was clearly a mistake. The intent of the restoration plan is to establish sediment and erosion control so silt fencing will be installed. They will remove all the rip rap and place loam in its place to reestablish the grade that originally existed along the property. They are proposing to change how the drainage works on this site and will install two new catch basins on the edge of the property.

There will be high bush blueberry plantings and common spice bush.

DES has given an October 5, 2018 deadline to complete the work but can get an extension if necessary. Mr. Phippard is hoping to start the work next week. The work has to be supervised by the Wetland Scientist so he will be onsite while the work is being done. He will file a report to New Hampshire DES and is required to follow up over two growing seasons to report back on the restoration plantings.

Chair Brown discussed the trail that Bittersweet residents were using by accessing it from the property. With the berm in place it is difficult for them to access the trail. The Conservation Commission has reached out to the property owner several times and got no response. Mr. Phippard will address this with Mr. Leger.

Continuum - Senior Housing Project

Wayne Morrill attended the meeting from Jones & Beach Engineers. He would like to share the updated plan that is currently before the Planning Board. They were able to reduce the wetland impact from 9,000 square feet down to 6,000 square feet. There are four wetland impact crossings. They tried to cross these wetland areas at the smallest wetland impact as possible. The plans for grading and drainage site plans are all out for a third party review engineer. They have also submitted the wetland impact plan to New Hampshire DES.

Karla Allen discussed the trail network related to the project. Composite benches will be located along the trails. Ms. Allen stated they will try to preserve as many bridges and walkways as possible. Mark Vernon asked if wooden structures and signs that aren't used be returned to the Conservation Commission. Continuum will maintain the trails.

Mr. Morrill noted that residents in the larger memory care building will have ADA accessible trails along paved areas. A gazebo, pickle ball court and a play area are also planned.

As part of this project, the sidewalk ends close to the Outing Club along Parkside Drive. Continuum will be continuing the sidewalk all the way to Lyon Brook property line. This will allow people from Lyon Brook can use the sidewalk to access the trail network.

125 Pilot House Rd. (079-001-000)

Patricia Fletcher attended the meeting to review paperwork to repair an existing dock. The New London copy needs the heritage number listed on it and that number is 18-2842.

Paul Manson will be doing the work and has experience with this type of work. Certified letters were sent to neighbors. The dock is currently buckling. Chair Brown asked for a drawing of the existing dock with dimensions and also a drawing of the proposed dock. Ms. Fletcher stated she does not have a drawing, only photographs. He stated it is unusual to not have this and recommended they produce this.

The Fletcher's want to repair the existing rock crib and the dock will be cantilevered up with cables and lifted in the winter. They intend to do the work this fall.

IT WAS MOVED (Mark Gelcius) AND SECONDED (Ruth White) to approve the expedited request. THE MOTION WAS APPROVED UNANIMOUSLY.

D & H Perrygo - 43 Woody Point Rd. (043-014-000)

There was a wetlands permit for a retaining wall repair and replace. They want to replace the existing stone retaining wall that is damaged and cracked. The plan is to put in silt fencing and bales of straw. The plants next to the retaining wall will be temporarily moved during the project and then replanted after completion of the project.

Other Applications

- 1835 Little Sunapee Road – DES approved their Shore Land permit.
- 283 Lamson Lane – wetland permit submitted to remove wooden dock, resurface a concrete retaining wall and put in a new dock system. Wetland permit accepted but not approved yet.
- 191 Pilot House Road – permit for an existing crib support due to ice damage. Submitted to DES but no approval yet.
- John and Patricia King – Submitted wetland permit but it was incomplete and more information is needed.
- 61 Lighthouse View Road – demolition of existing structure and new construction. DES issued a shore land permit.
- Georges Mills Property – No demolition has been done nor has there been a change in protection to shore area. They have received letters of violation from both the town of New London and Sunapee. The property owner has until December 2018.

4. Approval of August 15, 2018 meeting minutes

IT WAS MOVED (Michael Gelcius) AND SECONDED (Maggie Ford) to approve the minutes from the August 15, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

5. NLCC membership

Chair Brown discussed the membership appointment process. Appointments are done by the Board of Selectmen and then the person is sworn in. Once a person is appointed to a committee they receive a letter. There is an opening due to Laura Alexander's resignation but there is not an urgency to fill this. Ms. Alexander was vice chair and the Conservation Commission can decide to replace this position. Chair Brown nominated Michael Gelcius be appointed to the vice chair position.

IT WAS MOVED (Robert Brown) AND SECONDED (Mark Vernon) to appoint Michael Gelcius as the Vice Chair of the Conservation Commission. THE MOTION WAS APPROVED UNANIMOUSLY.

The process to appoint Joseph Kubit is still underway. Joseph Kubit has been chosen to replace Tim Paradis as the Planning Board representative on the Conservation Commission.

6. Intern for mapping

Mark Vernon continues to work with Colby Sawyer student Colby Reardon on mapping updates. The process has gone slowly and Mr. Vernon suggested sitting with Mr. Reardon and working on changes together. Chair Brown would like to see an invoice for hours worked.

7. Planning Board update - None

8. Trails & Projects

Forest Harvest project – Low Plain South, Sheppard Pit & other parcels on Wilmot town line - Chair Brown spoke with Leo Maslin and he was trying to get the logger to come in to look at the property this week or next. Weather has been an issue. One of the issues is there is no market for the chips. The person that does cut to length is very busy as a result. Hoping to do this project this winter.

PMP field mowing - This should be mowed this year. If the town is unable to do it we should plan to hire someone to do it.

Trail Library – Michael Gelcius reported that the library box has been installed. A write up was done for Municipal Matters. There has been a lot of use and many books have been taken and some added. There have been no weather issues. Mr. Gelcius suggested putting another box up in the spring at Low Plain or Pleasant Street East. Chair Brown suggested putting labels on the books and Mr. Gelcius has agreed do this.

CC scheduled walks – Ruth White had two people at the most recent scheduled walk at the Bog. Ads have been placed in the Shopper to advertise the remaining scheduled walks.

Dura Crockett Bridge

Mark Vernon discussed a bridge on Dura Crockett that is in a remote location and needs to be replaced. Mr. Vernon and Chair Brown visited High Country Aluminum in Hartford VT. This company has done this type of work before and will give us a quote for a truss type aluminum bridge at Dura Crockett.

Chair Brown stated using pressure treated lumber would be very heavy and the location is difficult to get to. This is a 24 foot span and even if it was done in sections, each section would hard to move to the location.

The aluminum bridge would be done in three sections that would be approximately 100 pounds each. It would still need to be decked and bolted together.

To build the bridge out of wood would cost about \$1,000 - \$1,200 and it will be heavy. To do the aluminum bridge would cost \$4,500. It would last a long time so there would be long term savings. Chair Brown expressed his concern that this would utilize a large part of the budget and the budget cycle has just begun. The goal would be to begin this project this fall.

IT WAS MOVED (Michael Gelcius) AND SECONDED (Mark Vernon) to spend \$4,500 to construct an aluminum bridge at Dura Crockett. THE MOTION WAS APPROVED UNANIMOUSLY.

Webb Forest logging

Chair Brown and Mark Vernon will meet with Van Webb next week because he is doing a harvest project in that area. He's putting in logging roads that will be close to and/or crossing the trails.

Pleasant Street - East & West

Pleasant Street West is experiencing a high water issue. They are looking into Beaver mitigation. An elevated walkway discussion has been tabled as the water levels need to be figured out first. Mark Vernon will meet with the fire department today to see if there can flush out the beaver device culvert outlet pipe which is part of the problem. Chair Brown stated they are working under the guidelines of Fish and Game regarding Beaver activity. Another issue is Red Brook. There needs to be consistent water flow there and we need to try to avoid big surges of water into Pleasant Lake.

Trail Benches

A bench was placed at Pleasant Street East and another at Clark Pond.

Lumber/Materials

More lumber will be ordered before winter so it can dry. More 2x4's and 2X8's are needed. Chair Brown was holding off on ordering until a decision was made regarding the Dura Crockett Bridge.

Trail worker volunteers - BSA

Volunteer resources will be needed to help move material for the Dura Crockett Bridge.

X-C Trail Grooming - NLRC

Mark Vernon has talked with Scott Blewitt about cross country skiing trail grooming. It has been suggested that the Recreation Commission take on trail grooming. There will be more discussion about this.

Desirable Lands List

- A 26 acre property on Pleasant Street may be coming on the market for \$339,000. Mr. Gelcius asked if the Conservation Commission would ever explore the option of land if it had a house on it. Andy Deegan noted you could buy the land, carve out the land where the house is and sell it. If it's a conservation easement with a home, during the survey they survey out the house area and the easement won't cover that and can't sell it separately.

- Little Sunapee Road property – 6 acres owned by the Mormon Church. It isn't officially listed by a local realtor yet.

9. Important Dates

- Oct. 6 - NHTOA - A thorny problem - controlling invasive plants. Chair Brown noted that he has noticed a lot of knotweed on the sides of the roads.
- Nov. 3 - NHACC - Annual meeting
- Nov. 10 - NHTOA - American Chestnut Orchards

10. Other

Mr. Gelcius received correspondence about a potential problem on Murray Pond. The Conservation Commission was contacted to discuss removal of older plants along the edge of the pond. Their concern was work was being done without permitting. This had been done in the past. There are plants growing again and it's being discussed to remove them as they feel they are blocking view. Mr. Gelcius contacted New Hampshire DES about the plants and the response was that any shrubs within the waterfront buffer should be left intact. They can be trimmed but should be kept at a minimum of a three foot height. Mr. Gelcius will send a note to the Murray Pond Association letting them know they can't remove these plants. It is not allowable and would need approval.

11. Next meeting date - Wednesday, October 17, 2018

12. Motion to Adjourn

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

The meeting adjourned at 11:17 am

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London