



TOWN OF NEW LONDON, NEW HAMPSHIRE

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Conservation Commission March 16, 2016 Meeting Minutes

MEMBERS PRESENT: Bob Brown (Chair), Mark Vernon, Michael Gelcius, Dan Allen
Tim Paradis, Jane McMurrich, Andrew Deegan

MEMBERS ABSENT: Laura Alexander, Ruth White

STAFF PRESENT: Lucy St. John (Planning & Zoning Administrator)

OTHERS PRESENT: Christopher Grondin (Samuel Drive, LLC), Kyle Cummings & Greg Grigsby
(Pellettieri Associates Inc.)

Call to Order: Chair Brown called the meeting to order at 8:35 am.

Roll Call: Chair Brown called the roll. The meeting had been properly noticed.

Approval of Minutes

IT WAS MOVED (Michael Gelcius) AND SECONDED (Mark Vernon) to approve the minutes of February 17, 2016 as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.

Lucy St. John explained that several NHDES applications were received recently. This information has been posted on the Town's website with the Planning Board March 22nd meeting materials and the Conservation Commission informed. Staff reviewed the NHDES process and explained that if the Conservation Commission wanted to offer comments to NHDES they can provide written comments. Ms. St. John referred to the applications received, see list below. The Conservation Commission then reviewed the applications.

Wetland Applications Received

- **Breed, Judith Revocable Trust.** Letter to NH Wetland Bureau. Property located at 47 Moyah's Lane. Tax Map 103-012-000. Letter received March 10, 2016.
- **Rowse, Samuel B. Trustee Wetlands Application.** Property located at 47 Sunset Shores. Tax Map 103-024-000. Application received March 9, 2016.
- **Herring, Bruce Wetlands Application.** Property located at 300 Lakeshore Drive. Tax Map 036-011-000 (old # 036-012-000). Application received March 10, 2016.
- **Hansen, Michael Wetlands Application.** Property located at 134 Hastings Landing. Tax Map 103-010-000. Application received Feb 29, 2016.
- **Pike Brook Revocable Trust Wetlands Application.** Tax Map 135-008 & 009-000. Application received March 14, 2016.
- **Pike Brook Revocable Trust Wetlands Application.** Tax Map 135-010-000. Application received March 14, 2016.
- **Raul & Karen LLC.** Property located at 29 Boulder Point. Tax Map 115-002-000. Letter from NHDES, Collis Adams, Wetlands Bureau. Received Feb 16, 2016.

- Samuel Drive, LLC- John Langill- Hall Farm Road Wetlands Permit by Notification Application (PBN). Property located on Hall Farm Road. Tax Map 086-022-000. Application received March 9, 2016.

Shoreland Applications

- Greenawalt, Beth E. Shoreland Impact Permit 2016-00272. Property located at 316 Bog Road. Tax Map 106-011-000. NHDES approval date Feb 25, 2016. Received March 7, 2016.
- Guimond, David B. Revocable Trust. Shoreland Permit Application. Property located at 17 Wilmot Center Road. Tax Map 077-017-000. Application received March 11, 2016.

Alteration of Terrain Applications

- Colby-Sawyer College (CSC) Fine and Performing Arts Center. Alteration of Terrain Bureau Permit Application. Tax Map 085-033-000. Comments due to NHDS by March 17, 2016. Letter received March 7, 2016.
- Pike Brook Road Revocable Trust. Tax Map 135-008 and 010. NHDES Letter received Feb 16, 2016 regarding the submission of the Alteration of Terrain (AOT) Application for the Pike Brook Road Relocation and Redevelopment of Lakeside Properties. Comments due to NHDES by March 23, 2016.
- Pike Brook Road Revocable Trust. Tax Map 135-008 and 010. NHDES Letter received March 11, 2016 request for more information regarding the AOT application.

Wetlands Permit Applications

- Samuel Drive, LLC, John Langill, Hall Farm Road - Wetlands Permit by Notification Application (PBN). Property located on Hall Farm Road. Tax Map 086-022-000. Christopher Grondin (Samuel Drive, LLC- aka Cherry Hill Home) presented the application and asked the Conservation Commission for the expedited review process (10 days instead of 25 days).

Motion

IT WAS MOVED (Michael Gelcius) AND SECONDED (Dan Allan) to sign the expedited application. THE MOTION WAS APPROVED UNANIMOUSLY

- Pike Brook Revocable Trust - Wetlands Application. Tax Map 135-008 & 009-000. Project description- Installation of a “W” shaped 4-slip permanent dock with two boat lifts and two seasonal canopies. Reconstruction of a low wall along the backside of the beach with steps for safe access. Authorized Agent, Greg Grigsby, Pellettieri Associates. Application received March 14, 2016.
- Pike Brook Revocable Trust - Wetlands Application. Tax Map 135-010-000. Project description- Installation of a single finger 2 slip permanent dock, and reconstruction of the wall along the back of the beach. Authorized Agent, Greg Grigsby, Pellettieri Associates. Application received March 14, 2016.

Greg Grigsby provided a brief overview of the Pike Brook applications to the Commission. Ms. St. John reminded the Commission that the private road is being relocated, moved further away from the lake. Comments regarding the Alteration of Terrain (AoT) permit can be sent to NHDES by March 23rd. Mr. Grigsby explained that a few other property owners along Pike Brook Road have also expressed interest in relocating the portion of the private road on their property away from the lake as well. He noted additional information would be submitted if they agree to do this. He also noted that once the road is new road is constructed the homeowner will continue building, once the respective setbacks are met. He discussed, wetland areas, discussing on possibility relocating utilities underground and less impervious surface within the 250 feet.

Mr. Deegan arrived to the meeting.

- Breed, Judith Revocable Trust - Letter to NH Wetland Bureau. Property located at 47 Moyah's Lane. Tax Map 103-012-000. Prepared by Greg Grigsby, Pellettieri Associates. Letter received March 10, 2016. Mr. Grigsby provided a brief overview, noting he will be also be attending the April 12th Planning Board meeting as the improvements were previously discussed by the Planning Board and Board of Selectmen. The commission decided not to offer any comments at this time.
- Hansen, Michael - Wetlands Application. Property located at 134 Hastings Landing. Tax Map 103-010-000. Application received Feb 29, 2016. The commission reviewed the project description and agreed to sign the application.

Motion

IT WAS MOVED (Michael Gelcius) AND SECONDED (Jane McMurrich) to sign and expedite the application. THE MOTION WAS APPROVED UNANIMOUSLY.

- Herring, Bruce - Wetlands Application. Property located at 300 Lakeshore Drive. Tax Map 036-011-000 (old # 036-012-000). Application received March 10, 2016. The commission reviewed the project description. The commission had some concerns:
 - ✓ Why have two docks (existing and seasonal).
 - ✓ Environmental impacts of having two docks.
 - ✓ Location of the inflatable relative to the other docks and moving it out further into the water.

Mr. Allan made a motion to not sign the application to expedite it. After further discussion he amended his motion to include sending comments to DES along with these minutes.

Motion

IT WAS MOVED (Dan Allen) AND SECONDED (Mark Gelcius) to submit the draft minutes with these concerns to DES. THE MOTION WAS APPROVED UNANIMOUSLY.

- Rowse, Samuel B. Trustee - Wetlands Application. Property located at 47 Sunset Shores. Tax Map 103-024-000. Application received March 9, 2016. Ms. St. John explained the current provisions in the Zoning Ordinance regarding boathouses and referred to the previous discussion on boathouses when the Zoning Ordinance amendment of 2014 was being discussed. She read the current provisions, which states- Maintenance or replacement of existing boathouses which will not increase the use, size or footprint of the structure is permitted subject to required state permits, standards, and regulations. Construction of new boathouses is not permitted.” The commission asked if the height would impact any of the views of the lake and if there was any more runoff. The commission decided to not sign the wetlands application and let the Planning Board decide on the zoning implications.

Motion

IT WAS MOVED (Mike Gelcius) AND SECONDED (Mark Vernon) to not sign and to let the Planning Board decide. THE MOTION WAS APPROVED UNANIMOUSLY.

- Guimond, David B. Revocable Trust - Shoreland Permit Application. Property located at 17 Wilmot Center Road. Tax Map 077-017-000. Application received March 11, 2016.

Ms. St. John provided a brief overview, noting the shed was placed within the 50 feet, a letter of the zoning violations was sent to the owner. The owner then moved the shed outside of the setback. As part of this process, the owner had to submit an after-the-fact Shoreland application to NHDES as well. No further action was needed.

- Greenawalt, Beth E. - Shoreland Impact Permit 2016-00272. Property located at 316 Bog Road. Tax Map 106-011-000. NHDES approval date Feb 25, 2016. Received March 7, 2016. Ms. St. John noted the Planning Board has previously conducted a site walk of this property.
- Colby-Sawyer College (CSC) Fine and Performing Arts Center - Alteration of Terrain Bureau Permit Application. Tax Map 085-033-000. Comments due to NHDES by March 17, 2016. Ms. St. John explained that CSC will be on the March 22nd Planning Board agenda for this project, and if the Commission wanted to offer any comments to NHDES they are due soon.

Mike Gelcius asked about the Niehaus application at 155 Owls Nest Road (TM 141-001-002). Ms. St. John noted that that Wetlands application was received in Jan/Feb 2016, and the Planning Board did briefly discuss it.

Planning & Zoning Administrator's Report – Lucy St. John

Ms. St. John shared the following information. She also discussed that she and Kim Hallquist would be meeting with some members of the Conservation Commission to discuss a review process of the various NHDES applications. Mike Gelcius commented he hoped that this application review committee would free the Conservation Commission and allow them spent more time on other issues, such as updating the various maps and other projects.

- ✓ Wildlife Action Plan NH, Regional Workshops- What's New in the 2015 Wildlife Action Plan. Workshops in Keene and Lebanon.
- ✓ Saving Special Places 2016 NH's Annual Land Conservation Conference is on Saturday, April 9, 2016 in Alton, NH. Registration Required.
- ✓ Aquatic Resources Mitigation (ARM) Fund. NHDES March 2016 Media Release. Pre-proposals due April 29, 2106. NHDES contact person is Lori Sommer.

Easements and Land Acquisitions

The board discussed the two acquired land acquisitions - Pleasant East/West. A hazardous waste assessment would be needed.

Motion

IT WAS MOVED (Chair Brown) AND SECONDED (Mark Gelcius) to have a hazardous waste assessment for approximately \$2,000.00. THE MOTION WAS APPROVED UNANIMOUSLY.

- *Clark Lookout* - The board discussed what need to be resolved.

Trail Maps/ Updates

- *Lyon Brook/Hospital Trail* – Mr. Vernon gave a brief on the license agreement in process.
- *Low Plains* – Updated reports are needed.

Mr. Gelcius has set up a questionnaire for the trails on the website. He would like to send out a candid message with an attachment to give us feedback.

Project List

- ✓ More trail check list cards are needed.
- ✓ Contact past trail workers to help maintain trails for this year.
- ✓ Board walks are needing work.
- ✓ Forestry Plan – A stewardship plan was discussed for Low Plain.

Other Business

The board discussed adding another voting member to the board and whose terms are expiring and who wants to be reappointed.

The federal form for the birds have been sent out and enclosed boxes will be used to display them.

Wildlife Action Plan is available to attend.

The next meeting of the Conservation Commission would be held on April 20, 2016 at 8:30am.

Motion to Adjourn

**IT WAS MOVED (Dan Allen) AND SECONDED (Mark Vernon) to adjourn the meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 11:15 am.

Respectfully submitted,

Dianne Richtmyer, Recording Secretary
Town of New London