



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## **Conservation Commission MEETING MINUTES of September 21, 2016 8:30 AM**

**Lake Sunapee Bank Community Room - 116 Newport Road**

**MEMBERS PRESENT:** Bob Brown (Chair), Michael Gelcius, Andrew Deegan, Laura Alexander, Mark Vernon, Dan Allen, Tim Paradis, Michael Kennedy.

**MEMBERS ABSENT:** Ruth White (excused), Maggie Ford (excused), Shawn Costello

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

**OTHERS PRESENT:** Deb Langner, Greg Grigsby (Pellettieri Associates), Chris Kessler (Pelletier Associates), Owen Krol (CSC Intern)

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

**Roll Call:** Chair Brown called the roll.

### **Approval of Minutes**

**IT WAS MOVED (Laura Alexander) AND SECONDED (Mark Vernon) to approve the minutes of August 17, 2016 as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.**

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

Ms. St. John gave an update of the applications for today and briefed the board about the Planning Board meeting from yesterday evening.

### **Proposed Vegetation and Fire Pond**

Deb Langner presented the application. She presented maps giving an over view of the property for a blueberry farm. An Intent to cut application was submitted to CCM for stumping and re-establishing field. There are two wells on the property for irrigation, however, an expert said an irrigation pond would be needed. There is a small pond/prairie located by the junction of King Hill and Stoney Brook Road. Pierre Bedard established the wetland boundary. The pond would also be used for the reserve for the fire hydrant nearby that has been dry at times.

### **Board Questions**

- ✓ What would the depth of the pond be
- ✓ What kinds of blueberries will be grown
- ✓ When will the site plan be approved
- ✓ Will an application be needed for DES or wetlands
- ✓ Where will the materials being dug out of pond go
- ✓ Is there a marketing plan
- ✓ How many acres of land
- ✓ What will be used to deter pest

### Wetlands/Shoreland Applications

- **Wetlands Permit Application (Expedited Review) for Pike Brook Revocable Trust of 2014, Jacqueline M. Hudkins, Trustee.** Property at 80 Pike Brook Road. Tax Map 135-010-000. Project description: A private road crossing of a jurisdictional wetland with 150 square feet of temporary impacts and 525 square feet of permanent impact. Plan prepared by Pellettieri Associates. Town received September 7, 2016.

Greg Grigsby presented the application. Using the maps presented, he reviewed the road and driveway plans with the board to show the re-alignment of the road compared to the current road, as well as, the changes that have been designed to move the road further out of the wetlands buffer and preserve existing trees and vegetation. An Alteration of Terrain has been filed. Utilities poles have to be repositioned from where they placed them because a few were put in the middle of the new roadway. DES has approved digging a trench for the utilities going to the property.

Chair Brown asked if there were any questions from the board. There were none. He moved to motion.

### Motion

**IT WAS MOVED (Tim Paradis) AND SECONDED (Mark Vernon) to approve the expedited application. THE MOTION WAS APPROVED UNANIMOUSLY.**

- **Shoreland Permit Application for Cordingley White Pines Family Limited Partnership.** Property at 128 Pike Brook Road. Tax Map 135-007-000. Project description: This project proposes extending the existing driveway in order to connect it with the new Pike Brook Road alignment. The former alignment of Pike Brook Road is to be restored and revegetated with native species. Additionally, this project proposes three (3) new structures totaling 815 S.F., including a proposed bunkhouse 12' x 16', storage shed 12' x 12' and an additional garage 23' x 21'. The entirety of the project proposes a net increase of 275 SF of impervious area. Pre-construction impervious within 250 ft. is 19.3 % and post-construction impervious is 19.9 %. Plan prepared by Pellettieri Associates. Town received September 9, 2016.
- **Shoreland Permit by Notification (PBN) for Amy S. Putnam Exemption Trust.** Property at 150 Pike Brook Road. Tax Map 135-006-000. Project description: Pike Brook Road is being realigned behind the 250' lake setback. This application covers the 1,435 SF removal of the existing road within the 250' lake setback. The old road will be revegetated with native plants, or improved native plants, found on the NHDES list of Riparian Buffer Plantings for New Hampshire. This project proposes not increase in impervious area. Plan prepared by Pellettieri Associates. Town received September 16, 2016.
- **Shoreland Permit by Notification (PBN) for James and Catherine Stanzler.** Property at 331 Bunker Road. Tax Map 062-019-000. Project description: The project proposes to install a new 10' x 18' in-ground spa within the footprint of an existing bluestone patio, and slab. A temporary plywood roadway will protect the existing turf for equipment access to the north east corner of the house, resulting in no disturbance in this area. From this point lake ward, temporary disturbance will occur, resulting in a total approximate temporary disturbance area of 1,030 square feet. Disturbed areas will be replaced in-kind. Town received application August 25, 2016.

Greg Grigsby presented the applications. Using maps of the property he explained the applications. There were not any concerns from the board.

### Conceptual Discussions

- Hall property. Located at 333 Bunker Road. Tax Map 062-020-000. Discussion on proposed improvements in the waterfront buffer. Greg Grigsby and Chris Kessler presented the application. Using maps of the property they each explained parts of the application.

### Questions & concerns discussed:

- ✓ How many access points are allowed.
- ✓ The maximum width of the dock.
- ✓ Wheel chair accessibility.
- ✓ Location of pathway.
- ✓ Changes to the terrain.
- ✓ Estimate percentage of disturbance.
- ✓ Where the concrete barrier is located
- ✓ The existing beach practices, using sand
- ✓ How much sand would be needed now and future maintenance
- ✓ Replacement of two steps
- ✓ Restoring barrio back to original using boulders, plant pockets,
- ✓ Met with DES and they have no problems
- ✓ Contact Pleasant Lake Protective Association to notify them

Ms. St John suggested having a site visit with the Planning Board. There could be a butter concerns and may need a variance.

Ms. St. John excused herself at 9:30 am.

### Maps

Owen Krol has completed making "You Are Here" maps for nine trail locations. The board is very grateful for all the work he has completed. Next, Owen will update the satellite imagery.

Mr. Gelcius will make displays or incorporate into existing kiosks.

### Subcommittee Report

Mr. Gelcius confirmed who the subcommittee board members are: Himself, Michael Kennedy, Andrew Deegan and Shawn Costello.

Andy Deagan arrived at 9:50 am.

Owen Karol and Laura Alexander excused themselves at 9:52 am.

### Easements and Land Acquisitions

- *Pleasant Street East/West* – Chair gave a brief update of the easement.
- *Phillips Memorial Reserve* – The board discussed ways to getting access to maintain land.
- Kidder/Cleveland Trust – Same easement and terms. Just need the selectmen's approval.
- Clark – All changes have been made, waiting for the seller's deed.
- Desirable Land List – The board discussed a few properties around current trails for sale.

### Trails and Projects

- *Power Line /Hospital Trail* – Mr. Vernon gave an update on the trail plan. He is putting together a letter to the abutters and will invite them to the next meeting.
- *Trail Maps* – More maps are needed for the dispensers.
- *Trail Patch Program* - Three trail patch program cards have been completed and received. An invitation was extended to them to attend the next meeting.
- *Trail Worker List* – The Board’s list led them to find more volunteers.
- *Trail Agreements* – The board discussed past trail agreements and decided an inventory will be needed to know all the properties tied to the trails. Chair noted that 15 acres of land in New London was in current use vs Sunapee’s 2.7 acres.
- *Low Plain Stewardship Project* – Chair said the site was looked over by Andy Weik, who provided recommendations for habitat improvements.
- Supplies needed for projects was discussed.

### **Other Business**

- The Draft Budget spreadsheet was reviewed. There were concerns with having to reduce the budget.
- NHTOA Chain Saw Training will be held on 29 October at Low Plain
- NH Sustainable Forestry Implementation Committee’s annual meeting at CSC on Friday, September 23, 2016 starting at 8:00m am. Chair encouraged the board to attend if available.
- LSPA would like to involve the conservation at the work shop.
- Easement monitoring was discussed.
- Sara Scheuch, a school teacher at the Middle school is conducting a science project with her class to help preserve the forest by adopting trees.

The next meeting of the Conservation Commission will be held on Wednesday, October 19, 2016 at 8:30am.

### **Motion to Adjourn**

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

The meeting adjourned at 11:04am.

Respectfully submitted,

Dianne Richtmyer, Recording Secretary  
Town of New London