



TOWN OF NEW LONDON, NEW HAMPSHIRE

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APPROVED Minutes of the December 15, 2010 Conservation Commission Meeting

MEMBERS PRESENT: Bob Brown (Chairman), Sue Clough, Emma Crane, Dan Allen, Terry Dancy, Andy Deegan, Ruth White

MEMBERS ABSENT: Laura Alexander, Vicki Koron, Peter Stanley (Zoning Board Administrator)

OTHERS PRESENT: Bob Crane (Webmaster)

Chair Brown called the meeting to order at 9:30am.

1. 3-Lot Subdivision by Clayton Platt

Chair Brown said that Mr. Platt was present to go over his sub-division plans. Mr. Platt said that the subdivision was to be on Barrett Road and would consist of three lots. He said the lots in question used to belong to Thomas Little and were then sold to Wallula. He wants to build a house on the property and then subdivide two lots and retain the rest. There is a large area of wetland away from Barrett Woods. The wetlands permits are for two driveway crossings and a large ditch, which was dug 20 years ago and runs along the front edge of the property. There will be sewer and water line crossings as well. Two permits will be needed for the driveway crossings. He thought he would be back in January with the official wetlands permits in hand. Chair Brown said that the plot right now is below road level. The lots would be half-acre each. Ms. Clough said that it was quite a damp field but if they build up towards the front they would be fine. There were no other questions.

Chair Brown said that he would like a quick overview of what a forestry plan was. Mr. Platt said that the plan takes objectives of the town and conservation commission to come up with a plan to manage the property for the next 30 years. It tries to incorporate wetlands considerations, wildlife, timber management, and revenue possibilities. They would prepare a 10-12 page plan that stays with the owner of the property. It includes mapping that takes existing information so that boundaries can be identified, different timber types can be located, it would include photography, trail designations and any other significant features, such as stone walls. Chair Brown asked when it would be reasonable to start this plan and when it would be completed. Mr. Platt said they could start in January and be done in March or April. They would come up with a draft first and go over it to get an idea of what the goals were for the property.

**IT WAS MOVED (Andy Deegan) AND SECONDED (Terry Dancy) to proceed with the forestry management plan for the low plain with Clayton Platt on the basis of his proposal.
THE MOTION WAS APPROVED UNANIMOUSLY.**

2. Proposal by Mr. Joe DiClerico

Mr. DiClerico was present to talk about 614 Little Sunapee Road to discuss a proposal. On the map he handed out there was a preliminary survey prepared by Pierre Bedard of a lot that is located on Little Sunapee Road, directly across the street from Bucklin Beach. On the North side and is abutted by a property that his wife owns. On the East side is owned by Hildreth, and the South side is owned by the town of New London, which is along the Old Dump Road and Little Sunapee Road. All the property goes back to Camp Wallula and was part of. When it was sold to the Bottingers, they kept about 20 acres,

which became subdivided. He and his wife bought a lot and he ended up purchasing this additional lot. Mrs. Hobin deeded the wetland that abuts the old dump road to the town of New London. Walter Ensign, Steve Ensign's father, who lived on the lake, had an organization that he formed called Little Lake Sunapee Conservation Commission. He made an offer to Mrs. Hobin to pay for the survey of the property if she would deed it to the town. It turned out that part of it was deeded to the town, but not all as she had to make another lot conforming. On the plan there was an "existing woods row" and to the south of it is low land and wet land through which Bucklin Brook flows. This is a tributary to Little Lake Sunapee and all the downstream lakes. It is an important area in general. The drainage from the hillside of town goes down through Old Dump Road, and through this wetland on the part of the lot he owns. He is proposing that this building lot of record with wetland setback on the land established by Mr. Bedard. There is a building envelope on the property, which is small. Mr. DiClerico's proposal is to eliminate this as a building lot. He thinks it is important for the sake of the wetland and the lake that the lot not have a house on it. He is proposing to subdivide it annex the exiting wood row north to the lot that his wife owns, and then offer the town the Bucklin Brook wetland as a gift to the town at no cost. He would have all the surveys paid for.

Mr. Dancy observed that the brook is the second most polluting stream running into the Lake Sunapee watershed. It has been studied extensively as to the possible impact from the dump. He felt that protecting this property was of utmost importance. Salt storage has also increased the conductivity of the lake through this tributary. Anything that would put more impervious surface of flow into that stream is a very serious deterioration. He thought it was a highly admirable idea.

Mr. Deegan said they talked about this at the last meeting. The largest concern was the fact that if the town owned it they could put a parking lot on it for Bucklin Beach. He talked to Mr. DiClerico and they talked about putting a deed restriction on it. Mr. DiClerico wondered what sorts of restrictions were allowed when donating land to a town. Mr. Deegan said that if they give a gift, they are giving a gift. The biggest issue is the enforcement of the deed restriction. Mr. Deegan suggested checking with Ms. Levine to see if there were any. Mr. DiClerico said that he has been working with Mr. Stanley who said that as a practical matter, given the fact that this is low land, wetland, the permitting of the state would never allow there to be a parking lot in that area. Mr. DiClerico said that 15 years down the road, if the town wanted to use this property for parking, they would have to check the deed to see that there is a restriction. He felt the force of the commission could carry a long way with keeping the checks in place for this position. In order to park anything there, they would have to put a substantial amount of fill in the wetland, which would not be permitted.

Mr. Deegan emphasized that they want to make sure this is done right; they are all for it. Chair Brown recapped that the lot next to the proposed annexation, owned by his wife, is where their house is. They would annex lot A, which would enlarge the lot. Track b would be gifted to the town, which is a wetland. His understanding in talking with Mr. Stanley was that if the Conservation Commission accepted the gift at a public hearing, it would require from the Board of Selectmen. If they did not accept it, they would have to go to the Board of Selectmen, who would have to bring it to Town Meeting. Chair Brown said that the concern was that the lot should somehow be kept in its natural state through appropriate wording in the deed. Mr. DiClerico said that he would have his lawyer suggest language for this notion. They hoped to accomplish this by April 1st as that is when the assessment for next year comes in and they hope to eliminate it as a building lot. It was last assessed at \$89,000. Mr. DiClerico said that in addition to the financial savings of the annexation, they are also doing this because the lake means a lot to him and his wife and they want to help maintain the quality of it. If the parcel is not accepted by the town, they plan to annex the entire property.

Mr. Dancy felt that the Lake Sunapee Protection Association would also be in favor of this as they are concerned with the quality of the watershed. Mr. DiClerico said that Mr. Bedard would establish the

boundaries with pipes. He is hoping the Planning Board would waive the requirement to have their current house lot surveyed.

IT WAS MOVED (Ruth White) AND SECONDED (Emma Crane) that the Conservation Commission support Mr. Joe DiClerico's proposal with the appropriate restrictions. THE MOTION WAS APPROVED UNANIMOUSLY.

Chair Brown said that they should give Ms. Levine a heads-up on this. They weren't sure if the Planning Board would need to know if the Selectmen were willing to accept the parcel prior to deciding the details of the subdivision requirements.

3. Minutes Review

Chair Brown noted that they needed to approve the minutes from the November 17th meeting.

IT WAS MOVED (Emma Crane) AND SECONDED (Andy Deegan) to approve the minutes of November 17, 2010, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.

4. Budget

Mr. Deegan gave an update on Messer Pond Conservation Easement. It was signed and recorded by the Board of Selectmen on Monday. They received the stewardship donation, which was deposited at the end of last week. That was \$5,000 and with the other expenditures as of present day, their total was \$9,600.30 of the 14,806.00 that was budgeted. This does not include the secretary fees. The secretary expense was down because there were a few months where they didn't have a secretary. That leaves a remainder of about \$5,200. Their forestry plan is about \$1,780, which is less than what they had budgeted for. Mr. Allen said that he needed about \$1,000 worth of charges. Chair Brown said that their trail costs are down.

Mr. Deegan asked if they were doing winter walks. Ms. White said that they would and the advertising would go in this year.

Chair Brown said he got a note from Carol Fraley regarding items or services they have in had in and have received. That would be earmarked to pay out of the 2010 budget even though it hasn't been completed. If they could at least sign up for them in 2010 even if it wouldn't happen until early 2011, it would still count towards the current budget.

Chair Brown said he went to the Board of Selectmen's meeting on Monday morning as an observer. They commented that they were pleased to see the information sent out on the forest nursery and the fact that the Conservation Commission was working with the Public Works Department in a joint effort. He said he is invited to the next Board of Selectmen's meeting to talk about RSA:36.

Ms. Crane said that she received a memo that said the Conservation Commission was on the agenda for Dec. 27th for Single Stream Recycling. Chair Brown said that some items had been tabled throughout the year and they are planning to address this topic at the next meeting. He wasn't aware of this change in the meeting agenda. Mr. Dancy said that it was sent out a couple days prior and had to do with warrant articles and single stream recycling. Chair Brown said he would check on this.

5. Land Acquisition Studies

There is no change on the land adjacent to the Phillips preserve. It was noted that Mr. Stanley was presently in Scotland.

6. Desirable Land List

	A	B	C	D	E	F
1	Map/Lot #	Address	Owner	Acres	Description	Status
2	010-001-000	Morgan Hill Rd.	Bucklin, C. M. et al	121.9	Current/potential working forest, stream buffer	D/C
3	011-003-000	Morgan Hill Rd.	Bucklin, C. S.	303.3	Current/potential working forest, stream buffer, open field	D/C
4	023-010-000	Pingree Rd.	Baxter, D.	38.2	Current/potential working forest, stream buffer	D/C
5	023-011-000	Pingree Rd.	Vernon, A.	72.3	Current/potential working forest, stream buffer	D/C
6	028-001-000	Goose Hole Rd.	Putnam, A. Tr.	15	Adjoins Phillips Preserve on Otter Pond, aquifer, wetlands, undeveloped shoreline	D/C
7	036-016-000	Pleasant St.	Kidder, D.	17.3	Stream buffer, aquifer, undeveloped shoreline, wetlands	D/C
8	037-008-000	Lakeshore Dr.	Cantor, C.	129.9	Current/potential working forest, stream buffer, wetlands	D/C
9	046-002-000	Little Sunapee Rd.	Harris, M. J. Tr.	22.2	Open agricultural land, current/potential working forest	D
10	046-004-000	Little Sunapee Rd.	Messer, M. Rev. Tr.	82.3	Open agricultural land, scenic views	D
11	047-001-000	Morgan Hill Rd.	Bucklin, J. Rev. Tr.	99.2	Open agricultural land	D
12	051-015-000	Lakeshore Dr.	Anderson, J.	119.9	Current/potential working forest, stream buffer	D/C
13	058-025-000	Newport Rd.	Child Tr.	16	Stream buffer, wetlands, scenic	D/C
14	058-026-000	Newport Rd.	Hale Tr.	34.3	Scenic	D/C
15	059-005-000	County Rd.	Cricenti	39.6	Open agricultural land, stream buffer, wetlands	D
16	060-005-000	Little Sunapee Rd.	Messer, M. Rev. Tr.	88.4	Open agricultural land, scenic views, stream buffer, wetlands, current/potential working forest	D
17	061-005-000	Pleasant St.	Liittlefield, R.	46.9	Current/potential working forest, stream buffer	D/C
18	068-010-000	103A/Davis Hill Rd.	Howard	40	Current/potential working forest, open fields	D/C
19	068-019-000	Davis Hill Rd.	Woodruff	71.2	Wooded land adjacent to Clark Lookout, undeveloped shoreline	D/C
20	078-009-000	Wilmot Center Rd.	King, J.	35.3	Stream buffer, aquifer, wetlands, open fields	D
21	081-015-000	Farwell La.	Ginerre Tr.	18	Scenic view from Burpee Hill Rd., agricultural soils	D
22	081-016-000	Farwell Ln.	Harris, A.	9.9	Scenic	D/C
23	087-003-000	Andover Rd.	Ballin, L.	54	Current/potential working forest, stream buffer, agricultural soils, open fields	D
24	088-006-000	Andover Rd.	Pratt, Harold	21.9	Adjoins Low Plain, on town approach, aquifer, stream	D/C

	000				buffer, wetlands	
25	093-019-000	Williams Dr.	Gallagher, D.	14.9	Stream buffer, wetlands	D/C
26	096-015-004	Main St.	Ewing, R. Tr.	79.5	Scenic views, Lyon Brook Trail, current/potential working forest, stream buffer, open fields	D
27	097-001-000	Main St.	Cleveland Family Tr.	127.7	Open agricultural land, scenic views, on town approach, current/potential working forest, wetlands, stream buffer	D
28	098-014-000	Andover Rd.	Darraha, Rev. Tr.	29.5	Adjoins Low Plain, on town approach, stream buffer	D/C
29	098-019-000	Andover Rd.	Dalton, L.	10	Stream buffer, scenic, open fields, wetlands	D
30	099-020-000	Shaker St.	Leach, C.	10.8	Stream buffer, wetlands	D
31	100-002-000	Mountain Rd.	Lynch, C. & M.	50.6	Adjoins Low Plain, wildlife habitat, wetland, aquifer, current/potential working forest	D/C
32	101-003-000	Mountain Rd.	Town of NL	32.3	Current/potential working forest, aquifer, wetlands	D
33	101-009-000	Mountain Rd.	Kidder, M. Tr.	132.1	Wetland, wildlife habitat, gravel well areas, aquifer, current/potential working forest	D
34	106-003-000	Bog Rd.	Spencer, C.	9.6	Stream buffer, wetlands	D
35	109-007-000	Main St.	Cleveland, H. Tr.	18.1	Open agricultural land, scenic views, on town approach	D
36	110-007-000	Andover Rd.	LSCC	24.8	Open field (driving range) on town approach, stream buffer, agricultural soils, wetlands	D
37	114-001-000	Between Baker Rd. and Kearsarge Valley Rd.	Cleveland	80.1	Current/potential working forest, stream buffer, aquifer, gravel well areas, agricultural soils, wetlands	D
38	117-005-000	Tracy Rd.	Hansen, M.	55	Open fields, wildlife habitat, wetlands, current/potential working forest, agricultural soils	D
39	120-002-003	Old Main St.	Green, P.	12.6	Stream buffer, undeveloped shoreline	D/C
40	120-002-004	Old Main St.	Green, W. & B.	15.7	Adjoins town owned land on Clark Pond, undeveloped shoreline, stream buffer, scenic	D/C
41	127-001-000	Soo Nipi Park Rd.	Soo Nipi Lodge	63.6	Current/potential working forest, undeveloped shoreline	D
42	127-002-000	NH103A	Soo Nipi Lodge	57.9	Current/potential working forest, agricultural soils, scenic	D/C
43	129-019-000	Tracy Rd.	Blueberry Pancake Tr.	25	Open fields, wildlife habitat, wetlands, current/potential working forest, agricultural soils	
44	130-006-000	King Hill Rd.	Clark, I.	33.9	Current/potential working forest, agricultural soils, scenic	D/C
45	136-007-000	Soo Nipi Park Rd.	Carr Land Hold.	102.9	Wetlands, agricultural soils, stream buffer, current/potential working forest	D/C
46	137-005-000	King Hill Rd.	Miller Tr.	2.02	Stream buffer, wetlands	D
47						
48						

49						
50						
51						
52					D=Desirable/not protected	
53					D/C=Desirable/not protected/contiguous with conserved land	

Ms. Crane said that Mr. Stanley had checked it over and it should be up to date and correct. Ms. Clough asked if the list was available to the public. Ms. Crane said that she thought it was going to go into the Master Plan. Chair Brown said that it still needed to be sent to the Planning Board. Ms. Crane said that she would do that.

Mr. Deegan commented that the land on Lakeshore Drive, (Hunter Hill Trust) which is about 100 acres was an important piece as it borders Denning and Cook, which are protected. He thought maybe they should add it. Chair Brown said that they had talked about the properties that the town currently owns that are protected by easements. He wondered if they should put together a list of these properties. Mr. Dancy said that they had discussed getting easements on the properties that they don't currently have them on over many years. Chair Brown said that it is good to have that kind of information readily available during times like budget season.

7. Trails & Projects

Mr. Allen said that when they took the trail to the end of the property, it comes out at the shoreline right next to the Greens. He wondered if they could move the access to the pond 30' west and fill the trail with brush to cut off access to the Green property. He had not proposed this to Bill Green as of yet. Chair Brown wondered if the access was relocated, would it become less desirable land. Ms. White wondered why this was being brought up. Mr. Allen said that people are going onto the Green's property, as it abuts the trail. Ms. White thought a sign would keep people off of the Green's land. Mr. Allen said that they can't put a no-trespassing sign on their property that would be referencing someone else's property. Ms. White felt that if Mr. Green was concerned about the people trespassing, why he couldn't put a sign up himself. Mr. Allen said that they had suggested in the past that the Conservation Commission would like to acquire that first lot. They'd like to maintain a good relationship with Mr. Green. Chair Brown said that the complaint did not come from the owner but a relative of the owner. Perhaps they should talk to the owner. He said that he agreed they shouldn't sacrifice the quality of their trail or view, but if they talk to Mr. Green, perhaps he would decide to put up a sign on his own property to deter trespassing. Chair Brown agreed to contact Mr. Green about this matter.

Chair Brown said that Mr. Deegan has been working on the Trail Adopter List and that there have been some new volunteers and some changes of information from others. There are two trails left, which Mr. Deegan has some ideas on possible adopters. Chair Brown thought they had the Messer Pond trail defined as to where the wet spots were. He thought if they could get the shingles and wood that was left on the land to the Department of Public Works, they could take it and dispose of it. The materials have been there for at least 30 years. He added that next year they may want to do some maintenance on the trail and may want to cut a little siding and see if the town could bring in some ditching material to get the cars off the pavement. He wondered if they want to access the view. He knows two neighbors there have twice hired an engineering firm to put together a proposal for an elevated boardwalk to the edge of the water. Mr. Allen said that it was denied by the State twice. Chair Brown said that another neighbor is involved in some interference. It is a sensitive issue so whatever they do in that area has to be done correctly.

Ms. White asked if they would get some sort of a schedule in for the adopters who would go out in February or March. Mr. Deegan said that he would try to get them all together to go over the process.

8. Invasive Species

Mr. Dancy said that the website of the VLAP people has great descriptions and photographs of invasive species. Mr. Crane noted that the DES website is currently linked to their website. He added that Mr. Allen's updated report was there as well. Mr. Crane asked Mr. Dancy to send him an email on the website he was looking at to make sure it is the same one that they have a link to.

9. Forest Nursery

Chair Brown said that they can possibly get 20 Sugar Maple saplings from the State. They are rationing them and are giving most places just 10. Ms. Alexander talked to Chair Brown and had a couple different species that she suggested to have. Ms. White said they would have to be careful of where the sugar maples are placed, as they are sensitive to salt. Chair Brown said that a Green Mountain Maple does better with salt and grows well around pavement. They could get some of these through another nursery. ArboDay.org was an interesting website, shared Chair Brown. They had five different varieties of Sugar Maples. Mr. Lee is keen on flowering trees and there is a lot of information on that on the website. He noted that there were some unusual species available, like Tulip Trees. David Carey had made an interesting suggestion of getting full-sized apple trees. Ms. White said that some communities are covered with pear trees. They are beautiful bloomers. Chair Brown said that they have some White Oaks in their nursery, but they could get some Red Oaks as well. Ms. Crane said that even though they are zoned for 4, they need to be careful where they are planted. Mr. Carey said that they would try to find some Chestnuts for the nursery, as well. Mr. Lee is prepared to put in another couple of rows for the saplings. He will put together some kind of automatic irrigation system so they won't have to spend a lot of time watering.

10. Mail

Nothing of importance at this time.

11. Calendar Events

Ms. Crane said that the January 4th Planning Board meeting (6pm) there would be a representative from Lake Sunapee coming in to talk about stormwater management. She understood that the Conservation Commission would be invited to the meeting.

Ms. White asked if anyone had any remarks about the winter walks schedule of dates. She would be leaving for two and a half months the day after Christmas. She would need to know who would do the walks. Ms. Clough asked why they are planned for Wednesdays instead of a weekend day when kids could come. Ms. White said she didn't know why, but was open to changing them to Saturdays. They changed the dates to January 29th, February 5th, February 12th, and February 19th. Mr. Allen said he would be able to do the 29th. Ms. White said she would see if Peter Stanley could do the Duck Boxes on February 19th. She would also check with Ms. Alexander on her availability for the dates. Mr. Deegan thought Mr. Cook would do a night snowshoe hike one night. They would look into this.

The walks would begin at 9am and she would send out a schedule to everyone to review. She would then submit it to the Kearsarge Shopper to advertise the walks. Ms. Clough asked if there was anyone from the Audubon Society who could do something about birds. Ms. White said that she would look into it. Their area was limited without any open water. Mr. Deegan agreed and said that most birds are only found around feeders. Ms. White said that in the spring this kind of outing would be a better time.

12. Other

Chair Brown has been requested to do an annual report with the theme being humor. They need to talk about something funny that has happened. He said it would be helpful if people could send a couple of

sentences or a paragraph to him about some points or things they have been involved in. He has about two and a half weeks to get this done.

IT WAS MOVED (Dan Allen) AND SECONDED (Emma Crane) to adjourn the meeting of December 15, 2010. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 11:00am.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London