

TOWN OF NEW LONDON  
CONSERVATION COMMISSION  
MARCH 16, 2005  
(approved by NLCC April 20, 2005)

PRESENT: Dan Allen, Dale Conly, Terry Dancy, Vicki Koron, Les Norman (Chair), Peter Stanley, Ruth White.

ALSO: David Dunning.

Minutes – February 16, 2005

Dale Conly moved to accept. Ruth White seconded. No further discussion. Motion unanimously approved.

Cook-Deming-Cantor Trail

Dave Cook reported that the trail is complete and has been marked with green ribbons. It includes sections which run over the New London Conservation Commission's easements on the Cantor, Webb Forest and Spofford properties, and his own property which is in an ASLPT easement. He assured the Commission that the trail is entirely within the Town of New London. That portion near the Jensens' house has been relocated so that it goes below the house site (the house is just on the Town line). He added that he will be speaking to the Jensens, and his understanding is that they plan to do some planting.

He said the trail includes a number of bail-out trails which he feels should also be on the map. The one near Webb requires some discussion. A couple of trees are down on Charlie Deming's trail, and down from the Cantors', which will need to be cleared.

He noted that the green ribbons are visible now, but will be less so in the summer, and he asked for the Commission's input on a choice for more permanent and visible trail markers.

After lengthy discussion on:

- the durability and visibility of metal markers v. plastic markers,
- potential damage to trees from nails (though aluminum nails would be used for the sake of future loggers, if that type blaze is chosen),
- question of toxicity of the paint put directly on the trees,
- the advisability of uniformity among all the New London's trail blazes,
- the fact that all the trails need to be re-blazed this year,
- the fact that the trail map advises users that New London's trail blazes are orange,
- all New London's trails are available for use year round, so blazes should be visible both summer and winter,
- inadvisability of covering the forest with signs (for example, 5" x 7" markers would be too large),

... Conservation Commission members agreed to mark all of New London's trails, beginning with this new Cook-Deming-Cantor Trail, by spray-painting orange blazes directly on trees, using a template cut to the shape and size (3¼" at one end, 2½" at the other, and 6" long) used by Greenway.

Peter Stanley volunteered to cut the templates, and Dave Cook will begin by blazing his new trail, using an orange spray paint designated for forestry purposes. Dan Allen suggested he contact Jerry Gold of the Greenway for a source of said paint. Peter Stanley also can provide sources for forestry paint.

Eventually, all New London's trails will be blazed with these.

In response to David Dunning's question about location of blazes, members said they should be visible from both directions.

Dave Cook has spoken with Debbie Stanley, who has asked that those three sections of the trail which are on ASLPT easements, be marked with aluminum ASLPT signs, with the word "Trail" at the bottom.

Conservation Commission members agreed that those three sections of trail could be so marked at each end.

For specific GPS data, they recommended Dave Cook contact Bob Crane in April.

### Trail Maintenance

Dan Allen has agreed to take on the coordination of trail maintenance, and he suggested that the Commission offer to the public options of becoming trail adopters, trail monitors, or trail crew people.

Ruth White reminded the Commission that historically, they have had trail sponsors. Members agreed, and noted that some of those people are still actively involved in monitoring and maintaining their trails.

Dan Allen asked about the status of:

1. Shepherd Spring Trail,
2. King Hill Surface quarry trail,
3. the trail from Pleasant Street to the middle school,
4. Royal Arch.

1. Terry Dancy explained that Shepherd Spring is an extension of Low Plain. Until a year ago, not much had been done on this trail since the ice storm. At that point, a substantial amount of work was done there—mostly relating to the ice storm damage, but nothing since that time.

Ruth White noted that people do ski part way into it.

2. The King Hill Surface Quarry trail no longer exists.
3. The trail from Pleasant Street to the Middle School is called on the map "Kidder-Cleveland-Clough Trail," and is actively maintained. (Ref. minutes June 16, 2004, p. 1; July 21, 2004, p. 3; October 20, 2004, p. 2).
4. Royal Arch is in Springfield, and private property owners there do not wish it marked or open to the public.

Terry Dancy briefed Dan Allen on the new "Clough-Ohler Trail" which goes from behind the middle school across the Ohlers' property. They have gotten formal and informal permission at this point, though the trail has not yet been completed.

Ruth White also noted that the new Dura Crockett trail is complete with bridge and blazes, and is on the web site, though not yet on the map.

Le Norman raised the question of how much trail information should be included in the *Kearsarge Shopper* ad calling for volunteers.

Ruth White suggested not advertising the web site as yet, as Bob Crane would still like some feedback on certain questions (per his March 15 memo). She suggested members print hard copies of the draft web site pages, in order to work out the amendments and recommendations at the next meeting. For example, some of the trail maps need correcting, the membership list should be updated, and she and Fred Sladen would like input on how much, how

little, to include in the Natural Resources page. She suggested that things as the Bog Map could be placed on the web site as well.

In response to David Dunning's question, she said that the web site can be accessed from the Town's web site or the Recreation Department's. In response to Terry Dancy's question, she said the web site does have links to the Greenway, Knight's Hill, and others.

Dan Allen said it will be a good month before workers can get out on the trails.

Members agreed that now is the time for calling together volunteers. They authorized Dan Allen to draft a notice for placement in the *Kearsarge Shopper*.

### Walks

Ruth White reported that the Winter Walks went well, and after some discussion members agreed on the following schedule for spring walks:

April 28 at 7 p.m. – Woodcock walk with Peter Stanley.

May 24 from 7 to 9 a.m. – Birds with Ruth White.

May 31 from 9 a.m. to noon – Wildflowers at Devil's Half Acre with Dan Allen.

June 7 from 9 to 11 a.m. – Glacial Erratics with Dave Cook.

Note: all walkers will meet at the municipal parking lot and car pool to the sites.

### Phillips Preserve

Peter Stanley said the income from the logging comes to just under \$10,000. He hopes to be able to borrow an excavator from Richard Lee to do a great deal of the stumping himself, and hopes to be able to dispose of those stumps at the Shepherd pit.

Members agreed to establish a rotating schedule for keeping the new field mown.

### Messer Pond

In response to a memo of concern from Bob Brown regarding Messer Pond water levels, which was forwarded by Jessie Levine to the Commission, Peter Stanley reported that he has observed the outflow culvert at Bog Road, and found only about 8" of water in there now. He said he feels this is in keeping with current precipitation and melting conditions. He noted that the rust line indicating the high water mark is about a third of the way up the side of the culvert pipe.

Dale Conly said that in forty years of living near Messer Pond, he observed that its levels consistently respond to environmental conditions. He does not feel its level is of concern right now, either.

Peter Stanley has suggested to Jessie Levine that Richard Lee may be able to place a stake in the pond, and a gage could be attached to that.

Members agreed that right now, the water level seems to be in keeping with the seasonal conditions, and that this is a non-issue for the moment. Peter Stanley will convey this to Jessie Levine for response to Bob Brown.

### Draft Procedure for Discussion of Residents' Proposed Projects

Discussion turned to this draft which had been distributed by Les Norman prior to the meeting, and question was raised about the position of the petitioner's presentation within this sequence.

Les Norman said he felt it advisable to identify issues and clear the ground before hearing from the applicant.

Ruth White pointed out that that could be accomplished either before or after applicant's presentation. She hypothesized that, as a petitioner, she would rather be allowed to state her case first.

Conservation Commission members concurred, and Ruth White moved to approve the Procedure for Discussion of Resident's Proposed Projects with the petitioner's presentation moved to first position in the order of procedure, followed by the briefing by the Zoning Administrator, a discussion of the Conservation Commission's action alternatives, questions for clarification, resolution of misunderstandings, and discussion of present and future effects of the project. Peter Stanley seconded. No further discussion. Motion unanimously approved.

### Wetlands

Peter Stanley briefed the Commission on a wetlands application from Perry Wheaton, recently submitted to DES, with copy to the Conservation Commission. Perry Wheaton plans to build a house on one of the six lots of the "Lakeside Lodge Subdivision," across from Herrick Cove on (big) Lake Sunapee. As part of his project, he would like to create a small pond, for both runoff detention and esthetics. The pond would be located within an existing localized wetland about 650 square feet in size. That wetland is created by drainage, is not a vernal pool, and is not part of a systematic wetland. Peter noted that the applicant will have to secure a special exception from the Zoning Board of Adjustment.

Members agreed to draft a letter to DES stating that the Conservation Commission has no objection to this plan as it has been presented.

### Austin Eaton's Proposed Subdivision on Granger Property

Dale Conly said that the Planning Board will hear this application on Tuesday March 22, and he would like to bring the Conservation Commission's input to that hearing.

Peter Stanley said the Planning Board will require the developer to cover the cost of the Town's hiring an independent engineer to address runoff mitigation, and to recommend appropriate devices to attenuate runoff. There can be no increase in runoff resulting from this development.

There should be no detriment to the water quality as a result of this development. The applicant has agreed to the stipulation that the road must be completed, stabilized, seeded and with erosion controls in place, before any building permits will be issued. Peter Stanley will attend the hearing and recommend that the Planning Board impose a condition that no more than two building permits be granted at a time, that is, not more than two houses will be under construction at any one time.

Ruth White suggested that that recommendation be prefaced with the phrase: "... due to this location, the lake, street, concerns regarding runoff, etc. ... ."

Peter Stanley added that this project will require regular monitoring.

Terry Dancy referred to problems resulting in that area in the past from a poorly designed culvert for runoff from the development on Hall Road. He strongly recommended that there be substantial spreading out of the runoff culverts, rather than concentrating it all in one, as occurred in the instance referred to on Hall Road. In that case, the heavy runoff in one place has, by now, created a ten-foot deep ditch.

Dan Allen asked if these are mostly hardpan soils (on the Granger property).

Peter Stanley said it is mostly ledge, with shallow soils.

Dan Allen said it is not a good idea to put septic systems there. One can't make water go other than where it wants to go (in a location with ledge and shallow soils, the water has no place to go but over the surface). He noted that a pump system on Pleasant Street was designed at one point, but never put into place.

He said DES requires that developments have space reserved for a second system should one be needed in the future. He asked if the setbacks shown on the plan include the existing drainages.

The septic system designs have not yet been submitted. The plan does show two common septic fields. Peter Stanley noted that DES must sign off on this application. He indicated some concern about the fact that the State's guidelines and oversight have become less stringent in recent years.

Dale Conly pointed out that the issue Dan Allen has raised regarding septic systems, is a separate one from the issue of runoff from the construction as a whole. Members concurred, and suggested that the septic system issue may turn out to be the (problematic) issue for this application.

Dan Allen agreed to submit a letter of concern to the Planning Board to be read into the record at Tuesday's hearing.

Vicki Koron asked how the monitoring of this will be regulated. She urged frequent monitoring.

Peter Stanley said they don't know that as yet; the Town may wish to appoint daily monitoring of this project. He added that the applicant will be required to post a bond which would allow the Town to make necessary corrections for erosion controls if such are needed. These could include silt fencing, rip rap, check dams, or other protection against failure of the erosion control devices put in by the developer.

Vicki Koron added that a group of neighbors is mounting an opposition to this project.

Terry Dancy clarified that:

- Although the Commission would like to see this area protected, the parcel is not on the current list of properties designated as priorities for conservation, so there would be question raised regarding the Commission's spending money to purchase it.
- Rather, in this case, the Conservation Commission's role is to assure that no harm is done to the lake as a result of this project.
- The Conservation Commission's position is that, if this project is carried out correctly, there should be no harm to water quality in the lake.

Dale Conly said that enough red flags have been raised in reference to this proposed project now. He said he is certain that every step will be taken to assure protection of the water quality, and mitigation of runoff and other problems.

#### Other

- Dan Allen said the privy at Colby Sanctuary has been knocked over, and should be removed.

Peter Stanley suggested he could burn it. That would require permission from the Selectmen. He agreed to talk to Jessie Levine about this. He added that before the privy is burned, the roofing would have to be removed.

- Les Norman said that the perambulations have been completed and reports submitted for the New London/Wilmot, New London/Springfield, and New London/Sutton lines.

Dan Allen asked about Sunapee.

Ruth White said that one is very short, and is probably due to be done soon.

A schedule for walking the Newbury line remains open.

Meeting adjourned at 2:30 p.m. Next meeting is scheduled for April 20 at 1 p.m.

Respectfully submitted,

S.A. Denz  
Recording Secretary