

**TOWN OF NEW LONDON
CONSERVATION COMMISSION
October 17, 2007
Meeting Minutes – Accepted**

Present: Laura Alexander, Dan Allen, Bob Brown, Bob Crane, Emma Crane, Terry Dancy, Les Norman, Peter Stanley, Ruth White.

Guests: Peter Blakeman, Peter Showers, Greg Gorgi, George Pelletier, Eric Schultz, Charlie Hirschberg

Meeting was called to order by Les Norman at 1:00 p.m.

1. Minutes of September 19th meeting were approved unanimously.
2. Gorgie Lake Sunapee Property Project: Peter Blakeman and representatives from Pellitieri Associates presented proposed plans for the demolition and replacement of the existing house on the property. The proposed plan includes building the new house further back from the shoreline and a partial driveway re-location. The driveway re-location will eliminate one major wetland encroachment and create a smaller encroachment on another wetland area. The NLCC supports the proposed plans for house and driveway re-location. Les will draft a letter to the ZBA.

The site plan also calls for the construction of water retention features to handle storm water flow. This will significantly improve the handling of run-off from the driveway and other impervious surfaces. It is essential that these provisions, which include a “rain garden,” be maintained, not only by the present owners but also by future owners. Accordingly, the Commission recommends that a condition for granting the Special Exception should be a requirement for maintenance of the “rain garden” and other appropriate water retention features. This should be written into the property deed so that such requirement is transferable to subsequent owners.

3. Schultz Property: The appraisal of the Schultz property has been completed and it was valued at \$245,000. Eric Schultz presented a proposal for him to maintain a right of way or a right to access or some appropriate mechanism by which he could continue to keep his fishing boat and dock where it is currently and have access for fishing. The CC needs to get legal advice on appropriate wording to meet the needs of the town, CC and the owner of the property. Some of the land being sold would be subdivided and combined with other conservation parcels that the town owns. Once completed, the next step would be to put a conservation easement on the entire parcel. A motion was made to withdraw \$275,000 from the town capital account for acquisition of the Schultz property, surveying, subdivision and a CC easement on everything owned in this area.
4. Ewing Property: Charlie Hirschberg discussed plans for the Ewing property for future subdivision. Of the 100 acres, 66 are under a conservation easement. A subdivision is planned for the remaining acreage. It was stated that it was not the intent of Mr. Ewing to develop the property but that it should be subdivided for the possibility of future development by the family or others.

5. Extended Wetlands: The Planning Board has requested input from the CC on possible new regulations addressing extended wetlands. Peter Stanley distributed a draft of proposed interim regulations in an attempt to address some of the issues related to extended wetlands. Peter asked the CC members to consider this and make suggestions for changes and/or additions before going to the Planning Board. The Planning Board wants a full study of this issue; however, the CC does not have the time or resources to do such a study at this time. A study would require technical assistance from outside the CC members' expertise and is something that would need to be budgeted. Further discussion of Peter's proposed interim regulations will be carried out via email with the intent that the CC approve something at the November meeting and then forward to the Planning Board.
6. Master Plan Meetings: Several CC members attended the scheduled workshops and commented on the proceedings. A workshop summary will be made available prior to the December meeting. Master Plan development will take 2-3 years.
7. Phillips Preserve Work: Peter gave an update and reported that the work is proceeding nicely. Two weekends have been spent removing trees and stumps and they hope to get the area seeded and mulched by Thanksgiving. All work will be completed within the quoted contract price.
8. Trails:
 - a. It was noted that some of the invasive species along town land by Columbus Ave. have died due to flooding of the area caused by a beaver dam.
 - b. The Highway Dept. never responded to Dan's proposal for knotweed control along roads that fall within the Highway Department's purview so Dan has decided to look for plots not along highway roads for future experiments.
 - c. Dedication of the Cook Trail is scheduled for November 17th. There was discussion about appropriate signage. Dave Cook would like to see two signs: one for naming the property; the other for naming the trails. The wording for the property name sign has already been done. Terry will talk to Dave about the trail sign. Signs need to be ordered.
 - d. There have been some complaints about the trails behind the Middle School.
 - e. The issue of how many trails could the CC realistically maintain without adding additional trails was discussed. This issue needs to be continually re-visited to determine if there are other alternatives for trail maintenance that will lighten the burden for CC members and at the same time preserve the current and future trail system in NL.
9. AOB:
 - a. Les noted that the LSPA has also written a letter to DOT regarding concerns about expansion of the park and ride at exit 12.

- b. Les asked for volunteers to walk Clark Lookout for ASLPT monitoring. Call Charlie Belden if available. Dan volunteered.
- c. Bob Crane shared some statistics on the NLCC website hits in the past year:

Page	# Hits	Max Hits in Month	Month	Year
Total all pages	4760			
Hone page	1022	114	August	2007
NL trail map	578	67	July	2007
Invasive species	500	127	August	2007
NCLL minutes	212	44	January	2007
PC Bog	208	32	July	2006
Bog trail map	125	14	July	2007
Natural history	89	26	July	2006
Projects	84	10	December	2006

Meeting adjourned at 3:10

Submitted by Linda Hanlon
Recording Secretary