



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## **DRAFT Minutes Conservation Commission Meeting Wednesday, September 16, 2016**

**MEMBERS PRESENT:** Chair Bob Brown, Laura Alexander, Mark Vernon, Michael Gelcius, Jane McMurrich, Andrew Deegan, Dan Allan, Tim Paradis, Ruth White

**STAFF PRESENT:** Lucy St. John, Planning and Zoning Administrator

**OTHERS PRESENT:** Pierre Bedard & Assoc. Land Surveyor, Charlie Hirshberg (CLD Consulting Engineers)

**Call to Order:** Chair Brown called the meeting to order at 8:30 am.

**Roll Call:** Acting Chair Brown called the roll. He said the meeting had been properly noticed.

New appointment to the Conservation Committee was recognized and welcomed. Tim Paradis will be an alternate member.

### **Approval of Minutes:**

**IT WAS MOVED (Chair Brown) AND SECONDED (Mark Vernon) to approve the minutes of August 19, 2015, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.**

### **Permit Applications & Summary Sheets**

Mr. Bedard representing Axel owners Raoul & Karen LLC, at 29 Boulder Pt. (115-002-0), formally the Robert Carr Property came to keep the board informed of their projects at hand. The dwelling burned last July. At that time a Tree Cutting permit was given for the trees affected by the fire. The original house was located in the 50' waterfront buffer. The proposal is to rebuild the house in the same foot print, though smaller. The inside dwelling is being reduced by 700+ sq. ft.; making it more conforming. Originally planned to submit a permit by notification, however, the building needed to be raised and the driveway needed more braiding to help with storm water runoff. This being done, now a regular building permit can be acquired. There has been many improvement in drainage. Maps were viewed. In the future, a tree cutting application will be needed for the removal of the remaining trees that are dying out due to the fire and that is why Mr. Bedard is here; to keep the board up to date with the property plans.

Ms. St. John noted that when there is a fire, rebuilding within the area is permitted. When application come in they are posted on the Town & DES web site.

Shoreland Permit - Property located at 784 Pleasant Street, Tax Map (049-002-0). Mr. Hirshberg stated that the property is on 2.1 acres and is relatively a flat lot with a small house, on a beach front. It's a unique lot with a stream running through it. Currently the depth goes into the 50' buffer. The house is behind it. The new owners want to tear down the existing house and rebuild a new house. The proposed house is behind the 50' buffer. The owners thought they could build anywhere on the lot, however, there

is a setback along the brook. The town does not have a setback for the brook and it's not located on the maps. Under the State Shoreland regulations there is a 50' setback along brook and stream. They established a 50' setback from the brook and 20', defining a buildable area and then designed a house. The existing driveway has a right of way in the 50'. The new septic will be in the same spot. The well is being moved back. They will be filing for a well release. A salt water management will be implemented. There are two dry wells outside of the 50' setback. They did a stone wall management plan, though not required. Owners wanted to start building this fall.

Ms. St. John pointed out to the board that the GIS site maps and the paper map do not match up concerning soil drainage. She read an email from Brinegar, an abutter, on 782 Pleasant St. who had concerns about the locations of the septic system. A reply was made clarifying the confusion.

Mr. Hirschberg referred to the designs of the old vs the new septic system. They are meeting the 10' setback requirements. This year, the wet lands were surveyed to delineate all the dry and wet land soils because the edge of the wet lands determine the set back. The maps provided show all the wet lands along the brook, establishing where the 75' setback to the septic. They will be using an Environmental Septic System that gives a higher quality treatment and 90% of NH uses them. The plans for approval are in the making. All plans have been given to the Town.

Ms. St. John noted that a Shoreland Permit does not require going to the Conservation Committee. However, on any application, if the board has questions regarding it, that they want the state to know about, as a board they need to send a letter to the state, stating their concern. And because of the scheduling of the meetings are held once a month, all Shoreland Permits are posted on the web site.

Chair Brown asked the board if there were any questions or concerns.

Mr. Gelcius asked about putting the dry well up hill side. Mr. Hirschberg said that instead of using a pump chamber with stand by power (mechanical systems) to move water, because they are not reliable, they are using gravity to deter the runoffs to where the 1" dry wells are.

Ms. St. John explained that if any abutters have issues they need to send their concerns to the Department of Environmental Services, that is the formal mechanism to address any questions or concerns.

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

Planning board is in the process of looking at different provisions of the zoning ordinance and site plan regulation and subdivision regulations. One in particular is the tree cutting provisions. They hope to have some proposed amendments for March Town Meeting. The schedule and agenda will be posted, when its ready, on line for all to review.

Ms. St. John reminded the board that they need to work on the streams and mapping corrections

#### **Tree cutting**

The Planning Board is reviewing the process, The Selectmen have agreed that there needs to be someone appointed for site inspections. They will be reviewing the whole tree cutting application, which will ask for the board's input.

### **Budget Report for 2016**

The board reviewed the budget for next year. A few amendments were made.

- Dues for the NH Association of CC have increased
- Stewardship contributions for easement/surveys has decreased
- Trail Internship (240-300 hrs.) increased
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### **Easements and Land Acquisitions**

- KCC Natural Area - Selectmen approved and supported the project.
- Hale Property - Last report he had scheduled a meeting a month ago to get financial advice. Sent an email correspondence.
- Davis Hill Road Project – Chair Brown and Mr. Deegan met with the realtor, who was to present a contract for 150,000. This did not include the current use penalty of 10%. The Town would not have to pay for penalty. Seller wants a copy of the conservation easement because, he doesn't want the land to turn into a parking lot. This may restrict access roads to land.

### **Trail Maps/ Updates**

- More copies of trail maps are needed, including a few laminated maps.

### **Trails and Projects**

- Focus on the Davis Path to improve habitat.
- Find a recruit to take and report water analysis of lakes.
- Low Plains – Bensley's brought a low bench that compliments the environment, including placement; which faces the pond. There are four benches in total; two on the overlook and two on Davis path. Work needing to be done:
  - Entering mod, next to pond, are pine trees that should be cut to avoid beaver activity.
- NLH/Lyon Brook Trail – tasks to help complete trail.
  - Need a survey map.
  - Need a copy of easement & plan of pole locations.
  - Want to know clearance for the wires under the two crossings.
  - Want a more precise drawing of the trail.
  - Reinforce a site visit.
  - Once approval is granted from Ever Source, an official name for trail is needed.
  - Make a copy of utility easement and send a copy out (power & sewer).

### **Trail Adopter Reports – Mr. Deegan**

- Send out a Project List
- Trail Worker Voluntary List
  - ✓ Followed up with Merrimack County
  - ✓ Find contact person for those who are need to fulfill community service; to help with maintenance in the fall and spring.

### **Programs:**

- Coordinate with other organizations in the area.
- Discussion on having Inter Town posting on a monthly basis, also, posting with the Shopper to
- Look into wildlife projects such as:
  - The state is trying to Re-establishing The New England Cottontail
    - ✓ Seven acres are needed.
    - ✓ Looking for idle agricultural lands that are reverting to old field habitat, mechanically cleared areas that are growing back to dense woody cover, young forests that are regenerating, shrub swamps & brushy areas near beaver flows, dense thickets with native shrubs and brambles, costal shrub lands.
    - ✓ Only the southern towns have the cottontail.
  - Help build The Monarch Butterfly population, which is declining rapidly.
    - ✓ Support milk weed growth.

The next CC meeting will be held on Wednesday, October 21, 2015 at 8:30am.

Reminder: Association of Conservation Commissioner is having another meeting in November 18, 2015.

### **Motion to Adjourn**

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

The meeting adjourned at 9:49 AM.

Respectfully submitted,

Dianne Richtmyer, Recording Secretary  
Town of New London