



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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CONSERVATION COMMISSION

Meeting Minutes

Wednesday, March 21, 2018

8:30 AM

MEMBERS PRESENT: Bob Brown (Chair), Laura Alexander, Andrew Deegan, Michael Gelcius, Maggie Ford, Tim Paradis, Michael Kennedy, Stanley Morono

MEMBERS ABSENT: Ruth White, Mark Vernon (excused)

STAFF PRESENT: Nicole Gage, Zoning Administrator; Scott Blewitt, Recreation Director

OTHERS PRESENT: Andrew McSheffrey, Edward Pearson, Spec Bowers, Joan Cobb

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

Roll Call: Chair Brown called the roll.

Public Comments – None

Permit Application / Review Committee update

- Edward Pearson - new home construction on Fieldstone Lane
Mr. Pearson attended the meeting and discussed his plans to build a new residence on Fieldstone Lane. This is an undeveloped lot with a roughed in driveway. Michael Gelcius stated that the two concerns the Conservation Commission has are the Erosion control plan and tree cutting for the project.
Mr. Pearson stated the present plan is to cut trees only for the location of the house. They already have the 50ft and 60ft buffer measured from Messer Pond and no tree cutting will be done in that area. For the house site he estimates there will be 30-40 trees removed mostly Hemlock and Red Maple.
For the Erosion Control, his plan shows the silt fence locations. The project will be started as soon as the building permit is issued.
Mr. Gelcius requested to be notified once the silt fences are installed so he can do a site visit.
- Andy McSheffrey - erosion and sediment control for a demolition at 1014 Lakeshore Drive
Mr. McSheffrey attended the meeting and discussed the application for the demolition of a house, garage, concrete walkway and section of driveway. The septic will be removed as well. Loam will be brought in and there will not be any grade change. He distributed the control plan and pictures of the grade of the property. He highlighted where silt fencing will be installed and will use bark mulch and hay reinforcement as needed. No trees will be removed. This project will begin once the road bans have been lifted.
- Spec Bowers for erosion and sediment control for a rebuild at 1876 Newport Road
Spec Bowers attended the meeting to discuss the rebuild of a cottage in Georges Mills that burned down several months ago. He will be rebuilding in the same footprint and using the same concrete piers. He will most likely be cutting down two trees that have been severely burned and will obtain a permit for that. He feels his point count would still be fine even after their removal. He has an experienced demolition contractor lined up. He is familiar with the erosion control document and will be putting up silt fencing. This property is very close to the water.
Michael Gelcius expressed his concerns about debris getting into the water and wants proper measures taken during demolition and construction.

Nicole Gage stated that this project may be going before the Zoning board for a variance to increase the square footage of the house. This would also have to be rebuilt according to flood plain standards.

The Conservation Commission would like to a formal erosion control proposal to review.

- Lake Sunapee Country Club the culvert replacement project is still ongoing.
- 810 Pleasant Street
Wetlands permit application for dredging. This was previously discussed at the January meeting. The water flow created a silt build up before it goes into the lake.
- 115 Lamson Lane
Dredge and Fill application. DES is asking for additional information. They will be fixing and replacing a retaining wall and patio area.
- 1026 Lakeshore Drive
Reface and recap of a bulk head retaining wall on Pleasant Lake. This is approved by DES pending signatures of the owner and contractor.
- 217 Ellsworth Road
This is another situation of replacing piers. Included in this is a seasonal canopy and there is a question about if the town has concerns or restrictions on this. It can be considered impervious surfaces over these piers. The gray area is the distinction between a canopy and a boathouse and clarification is needed. Nicole Gage asked the owners to request a building permit as it will be needed for certain aspects of this. New boat houses are not allowed even if considered temporary. Ms. Gage will get more clarification.
- 1299 Route 103-A – sewage disposal permit requested.

Approval of Minutes

IT WAS MOVED (Maggie Ford) AND SECONDED (Tim Paradis) to approve the minutes of the February 21, 2018 meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

Town Meeting - Pleasant St. - East (article #17)

Chair Brown reported that at the recent town meeting, article 17 generated a lot of discussion and an amendment. The moderator summarized the amendment which asked that the land not be put in a conservation easement and the selectmen would take care of the land. This would allow for it to be open for possible recreational use. The amendment did not pass so it went back to the original article and it passed. The final step will be approval of the conservation easement which will go to the Selectmen for approval.

There was discussion at town meeting regarding the possible future use for a community garden and this is an allowable use.

Scott Blewitt, Recreation Director, attended and stated he agrees with the easement and thinks this is a special piece of land for many reasons. For him, it is the opportunity for much needed recreation in the center of town. The community garden is a great idea and there are more ideas he would like to suggest. He understands the land has more wetlands now than 2005 and knows this will result in limitations. There are needs for more open field space, athletic and non-athletic. He'd like to suggest a disc golf course. There aren't enough places for kids to ride bikes, make forts and be kids. He is trying to find solutions to keep people of all generations away from screen time. Recreation and the conservation can go hand in hand and Mr. Blewitt feels once a year they should have a joint meeting to find ways to partner. He would like to be part of the conversation and doesn't want the easement language to be too restrictive.

Chair Brown stated the concern is that they don't want to create additional impervious surface. Low impact activities done on the existing surface would be ideal.

Stanley Morono doesn't feel there is a need to develop more field space in town for soccer and lacrosse. There are the outing club fields and the field out behind the old middle school for use.

Andy Deegan suggested improving the fields we currently have instead of creating new fields. Michael Kennedy agrees and feels that the recreational facilities in New London are not what they should be.

Mr. Blewitt suggested entertaining the idea of using the Mary Haddid fund to buy a piece of land if it fits the criteria for recreation.

Michael Gelcius addressed the issue of vandalism and building forts. He supports the building of forts but there are locations where this isn't a great idea. In some areas, material is collected, fires are built and this could be a fire hazard. People need to be mindful and responsible so they aren't blocking trail paths, obstructing views or creating fire hazards.

Mr. Blewitt explained a program he runs called Jr. Summer Adventures. Part of this program includes fort building and he had done this near Webb forest for the last two years. The children are between 8-12 years old. They don't bring anything into the forest and they use only what is on the ground. They don't take anything down and these forts are not built on the trails. The children are taught to respect the forest.

Planning Board update

- Cluster housing ARR – Tim Paradis reported that Harry Snow is proposing a cluster housing project off of King Hill Road. There will be 23 acres of common land and 8 plots of land on either side. These are individual homes each on a one acre lot.
- Nicole Gage stressed the importance of looking at every angle environmentally so issues don't arise down the road for the owner. Consideration needs to be given to see what the consequences will be to other lots.

Strategic plan

At the last meeting it was decided to review the plan and volunteer for assignments. When Mark Vernon returns they will finalize this.

Trails & Projects

- Low Plain – Seedlings have been ordered and the Eagle Scout group will work on planting them.
- Two trail walks were received so they will be contacted to come in to receive their patches.
- Solar Energy Systems Exemption RSA Section 72:61 – This was tabled and there is no report.
- Desirable Lands List - This list hasn't changed since a few lots were added about a year ago. Chair Brown wants to remove the two Pleasant Street lots and he would like to review it again. A lot next to the town garage (behind front lot) may be a possibility. This is not a prime building lot as it has wetlands and power lines on the property.
- Land Acquisition funding
- CC's funding position – Chair Brown feels if there is a piece of land we want to buy we should move on it.

Important Dates

- Can Beauty Save the World?: A Screening and Conversation with Filmmaker John de Graaf on Wednesday, March 21st at 7:00 pm, Clements Hall, Curtis L. Ivey Science Center
- There will be a moonlit walk from 7:00-8:00 pm at Clark Lookout.

Other

Joan Cobb attended the meeting. She lives in Bittersweet and there are several residents there that enjoy walking in the woods. This land now belongs to the town. The residents used to have permission to walk and a path had been cleared. Due to actions from Bittersweet Corporation, this access has been cut off. She would like to know if the Conservation Commission could communicate with Bittersweet to give access back to them to walk in the woods.

Chair Brown stated he wasn't aware there was a trail on that property. They have plans to continue the Kidder Cleveland Trail which goes all the way to Spring Ledge Farm. This would end out on college property. He would like to look at the property and see if it could be connected. Stanley Morono will take pictures of the area.

Motion to Adjourn

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

The next meeting of the Conservation Commission will be held on Wednesday, April 18, 2018 at 8:30am.

The meeting adjourned at 10:27am.

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London