



TOWN OF NEW LONDON, NEW HAMPSHIRE

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CONSERVATION COMMISSION

Meeting Minutes

Wednesday, July 18, 2018

8:30 a.m.

MEMBERS PRESENT: Bob Brown (Chair), Michael Gelcius, Tim Paradis, Andrew Deegan, Stanley Morono, Ruth White, Mark Vernon, Maggie Ford

MEMBERS EXCUSED: Michael Kennedy

OTHERS PRESENT: Jonathan Doheny, George Pellettieri, Tom Coverdale, Corina Ramus

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

Roll Call: Chair Brown called the roll.

2. Public Comments

Jonathan Doheny, BSA Eagle Scout project – Mr. Doheny is with troop 71 and is a life scout. He has completed his project which was to plant the Low Plain forest harvest trail. It was a huge success. The group consisted of 9 scouts and four adults and it took about five hours. He provided Michael Gelcius with a full report, plan and workbook. He thanked the Conservation Commission for the opportunity.

Mark Vernon reported on another Eagle Scout project. Noah Cooper has built a bridge behind Spring Ledge on the Kidder Cleveland Clough trail. He also made the boardwalk approach friendlier and it's a nice improvement to the trail.

3. Permit Application / Review committee update

George Pellettieri and Corina Ramus attended the meeting. Pellettieri Associates been in business for 35 years and Mr. Pellettieri has been on the Governor's Commission for reviewing shoreline for 5 years. The work that they do is closely tied to regulations and permitting with other design team members, architects and engineers. They have innovative techniques for dealing with runoff and water retention.

They are here today for a preliminary consultation so when the application is processed there aren't any surprises for what they propose. This involves two lots on Pleasant Lake. They already restored 1026 Pleasant Lake and now have purchased the adjoining property on 1014 Pleasant Lake. On both properties there is an existing one story cottage. Both structures are non-conforming and are in the 50 foot waterfront buffer. They refurbished the 1026 property and Mr. Pellettieri helped them with water diversion techniques to break up the water shed in the driveway and supports a small wetland area at the entrance of the property.

When they bought the adjoining property at 1014 Pleasant Lake, it has a cottage, a lot of asphalt and a driveway. They could potentially merge the lots into one. They already have applied for and received approval for a demolition permit to take down the structure. They have proposed building a two story replacement structure that is fully conforming outside of the waterfront buffer. A large part of this project entails restoration of the shoreline. Both waterfronts are highly developed and the natural shoreline was disturbed. In this case, much of the site water is directed to the beach so it is continually washing out whatever replenishment the property owner undertakes. They are suggesting that the beach stay about the same size and will redirect drainage. There is a poured reinforced concrete dock and the pathway leads down to that. They want to demolish the dock and restore the natural boulder shoreline with the walkway behind it. The retaining wall is failing and they propose leaving some of the larger base stones intact and

build a boulder slope behind that which is a combination of boulders and plant material to stabilize the slope. This will restore a more naturalized shoreline. Most of the lawn will be removed.

There is an existing shed and this may be incorporated into a new footprint. They would appreciate any thoughts and feedback on the project.

Michael Gelcius asked what steps would be taken to remove the wall and put stones in. Mr. Pellettieri stated they will meet with Nicole Gage and Adam Ricker to address this. The intent is to remove the building including the foundation and backfill it. The property owners could restore the structure but Mr. Pellettieri suggests removing it and building further back. He did suggest that it not be removed until there is some sense that this is an acceptable approach. The construction sequence would be to establish the necessary protections on site for erosion control and demolish the building. They would leave a low area to direct drainage to. With a large excavator they will be able to reach all areas with minimal impact. As the shoreline work is finished they would work their way back out and would backfill with suitable soil mix for all of the plantings.

There is a direct correlation between water quality and property value. In New Hampshire this is critically important because we fund everything with property taxes. If the water quality is low, it is an environmental impact that is concerning, but also has financial impact.

Mr. Pellettieri discussed the idea of submitting just one application for this work. It is the same owner but two separate properties and they hope to not have to issue four permits. This will save a substantial amount of money for the client.

Pleasant Lake is being drawn down to a lower level this fall and that would create an ideal timeframe for this.

Bittersweet, 92 Pleasant Street – New Hampshire DES sent a letter of deficiency to Bittersweet. By July 13, 2018 they are required to retain a certified wetland scientist. By August 3, 2018 they are required to submit a restoration plan for full removal of rip rap in the wetlands. The restoration plan can only be implemented following written approval by DES.

Chair Brown was not aware of the decision but was aware of the initial letter to DES.

Chair Brown called and tried to get in touch with Stephen Legere about access to the existing trail over the berm. He spoke with Janelle Legere and left a message to have her contact him.

810 Pleasant Street – Removal of silt that had built up. This permit was approved by DES.

149 Sunset Shores Road - Shore land permit for destruction of a 5 bedroom house for the construction of another 5 bedroom house. DES has requested more information.

72 Checkerberry Lane – shore land permit – this is for an expansion of a deck and replacing impervious patios with pervious patios.

772 Bunker Road – shore land permit – construction of a 12X12 Studio.

39 Knollwood Road – DES sent them a note that it is an incomplete permit so more information is needed.

223 Bunker Road - Subdivision permit was accepted by DES on July 6, 2018.

115 Lamson Lane - Shore land Permit accepted by DES on July 6, 2018.

There were 6 Individual sewage disposal system requests.

There have been filings with the Wetlands council. Mr. Gelcius will review the letters and will report next month.

A notice was received that Pleasant Lake will be lowering its water level beginning on Thursday, September 13, 2018.

Chair Brown inquired about Otter Pond and what the status is of the demolition and reconstruction. Mr. Gelcius wanted to discuss this with Nicole Gage but hasn't had a chance. It doesn't seem that anything

has been done and there is still debris and garbage on site. There was a discussion about the owner doing an expansion so that could be holding it up.

4. Approval of June 20, 2018 Minutes

IT WAS MOVED (Michael Gelcius) AND SECONDED (Maggie Ford) to approve the minutes of June 20, 2018 meeting with changes. THE MOTION WAS APPROVED UNANIMOUSLY.

5. Intern for Mapping

Mark Vernon reported that he has met with Colby Reardon and is making progress. Mr. Reardon doesn't have the add on to his software that does elevation profiles. Some of those need updating. Mark Vernon has several edits so there will be an overhaul to the trail page soon.

6. Planning Board Update

Tim Paradis stated the upcoming Planning Board meeting has a very full agenda including the Hospital Assisted Living Site plan review, Canary Systems, changes to the Blue Loon bakery and an update of the Peter Christian's project.

7. Strategic Plan

Maggie Ford noted there are items on the action plan that no one has committed to. She suggested leaving it as is, and staffing it as needed. The group decided to proceed with the action plan with the items that are already staffed. She will send a final copy to the group.

8. Trails and Projects

Timber inventory update – Leo Maslan has done a preliminary inventory of the four parcels at Low Plain. Chair Brown spoke with the Selectmen and they were in agreement to go ahead. They also discussed tentatively splitting the profit of the project.

Mr. Maslan could manage this beginning this Fall/Winter. There are a few challenges however. One would be is access on to the southern part of Low Plain. The other issue is the market. It fluctuates and the demand for white pine is not what it has been. Mr. Maslan is recommending cut to length process. This minimizes the amount of damage to the forest but it leaves the tops of trees. If they did whole tree cutting, there is the issue of what to do with the chips. Three out of six biomass plants are closed. There is wildlife benefit to leaving the tops of the trees.

Chair Brown feels we need to rely on Mr. Maslan's expertise. It may be worthwhile to visit a site where the cut to length process has been done.

Merrimack County Department of Corrections – Chair Brown will call to speak with the Director. They are starting a new program and are now occupying the old prison. It is a different concept so he is wondering if the offsite program has gone away.

Trail Library – Michael Gelcius has a prototype almost finished. It will be placed at Clark Lookout. Ruth White will provide books but also asked that anyone that has any books to donate to get them to her. Mr. Gelcius asked about ordering a sign to put underneath it. All agreed this was a good idea.

Pleasant Street East – Tom Coverdale, Jeff Troxel, and Mr. Vernon roughed in a loop trail that will be close to a half mile when it's done. Once the trail is ready, the sign can go up. The need for a crosswalk was discussed.

Pleasant Street West – Mr. Vernon is pursuing a grant for an elevated walkway. He asked if the Commission would support funding a design and engineering component of the project, independent of the grant.

Chair Brown asked what steps would need to be taken. The new budget is underway and there are some significant expenses coming up.

Trail Maintenance - Tom Coverdale has been doing a lot of weed whacking and the dry summer has kept the wet areas to a minimum. The boards on the bog trail need repair often so he is repurposing some material to save on lumber costs.

DPW Support – Bob Harrington has assumed the position of DPW Director. He is still adjusting to the new position but Chair Brown wants to discuss our projects and needs with him.

NLCC 2018 Budget Year – We are in the new budget year. There are a few big expenses for 2019. A lumber delivery will be scheduled and the remaining portion of the stewardship fee is due.

Website Update – Michael Gelcius stated that he was planning to make some updates on the website. He suggested that Stanley Morono take updated pictures to reflect what the trails look like now.

9. Clark Lookout/Park N Ride – Chair Brown discussed the problem of the undesirable activity across from the park n ride, at Clark Lookout. It was felt the solution to the problem was not to put up a sign. Chair Brown wants to reevaluate and investigate other solutions. Chair Brown suggested thinning the brush to make it more open.

Motion to Adjourn

IT WAS MOVED (Michael Gelcius) AND SECONDED (Mark Vernon) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

The next meeting of the Conservation Commission will be held on Wednesday, August 15, 2018 at 8:30am.

The meeting adjourned at 10:30am

Respectfully submitted,

Trina Dawson
Recording Secretary
Town of New London