



TOWN OF NEW LONDON, NEW HAMPSHIRE

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Conservation Commission MEETING MINUTES of August 17, 2016 8:30 AM

MEMBERS PRESENT: Bob Brown (Chair), Ruth White, Michael Gelcius, Mark Vernon, Dan Allen, Tim Paradis, Michael Kennedy, Shawn Costello, Maggie Ford.

MEMBERS ABSENT: Andrew Deegan, Laura Alexander

STAFF PRESENT: Lucy St. John (Planning & Zoning Administrator)

OTHERS PRESENT: Tom Coverdale (Trail worker), Paul Lazdowski (owner/applicant), Greg Grigsby (Pelletieri Associates)

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

Roll Call: Chair Brown called the roll. He appointed Ms. White and Mr. Kennedy to be a part of the voting members for this meeting.

Approval of Minutes:

IT WAS MOVED (Dan Allen) AND SECONDED (Mark Vernon) to approve the minutes of July 20, 2016 as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.

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

Ms. St. John gave an update of the applications for today. She asked Mr. Vernon to attend the Planning Board meeting to talk about the trail project by the hospital. She updated the board about the upcoming applications for September. She reviewed the Bunker property application for a new dock replacement. The Planning Board wondered if the Conservation would like to join together and make a joint committee for the Messer Pond water quality study.

Wetlands Application

- **Paul and Joanne Lazdowski (owners/applicants). Wetlands Permit Application (Expedited Review).** Property located at 67 Moyahs Lane. Tax Map 103-015-000. Project description: Rebuilding “in-kind” stone wall and adding stairway to lake. The wall is actually leaning toward the lake. Town received August 16, 2016.

Paul Lazdowski presented the application. He provided an overview of the condition of the 100 year old property. The stone wall is breaking down and there is no safe access to the shore front. This has become a safety hazard. The proposal is to add steps for a safe walk way to the shore front and fix the stone wall. He asked for this to be expedited.

Mr. Vernon asked if the materials used would be dry wall or concrete. And would the stone used be from on site or brought in. Also, how would they get the material to the lake side.

Mr. Lazdowski said dry wall and existing stones would be used to rebuild the wall and blue stone would be brought in for the steps as well as more stones if needed for the wall. After removing the debris, will deter their course of action

Chair Brown asked if there were any more questions. There were none. He moved to motion.

IT WAS MOVED (Michael Gelcius) AND SECONDED (Mark Vernon) to approve the expedited application. THE MOTION WAS APPROVED UNANIMOUSLY.

Special Exceptions Applications

- **Miller, Philip & Jill (owners/applicants). Special Exception application.** Property located at 74 Pike Brook Road. Tax Map 135-011-000. Property zoned Residential (R-2) and located in the Shoreland Overlay District (Article XVI) and the Wetland Conservation Overlay District (Article XIII). **Special Exception requested for crossing a wetland with a road, and culvert** per Article XIII, (E) – Special Exceptions (1) per the special exception criteria of the Board of Adjustment per Article XXI, (G), Special Exceptions (1-3). Plans prepared by Greg Grigsby of Pellettieri Associates and Peter Blakeman, Blakeman Engineering.
- **Miller, Philip & Jill (owners/applicants). Special Exception application.** Property located at 74 Pike Brook Road. Tax Map 135-011-000. Property zoned Residential (R-2), also located in the Shoreland Overlay District (Article XVI) and the Wetland Conservation Overlay District (Article XIII). **Special Exception requested for site work within the 100' wetlands buffer** for road realignment/restoration, utility work and a driveway with approximately 354 square feet of disturbance for utilities and approximately 5,950 sq. ft. of disturbance for road realignment and restoration. Article XIII, (E) – Special Exceptions (1) per the special exception criteria of the Board of Adjustment per Article XXI, (G), Special Exceptions (1-3). Plans prepared by Greg Grigsby of Pellettieri Associates and Peter Blakeman, Blakeman Engineering.
- **Pike Brook Road Revocable Trust of 2014, Jacqueline M. Hudkins, Trustee (owner) and Philip & Jill Miller (applicants) Special Exception application.** Property located at 80 Pike Brook Road. **Tax Map 135-010-000.** Property zoned Residential (R-2), also located in the Shoreland Overlay District (Article XVI) and the Wetland Conservation Overlay District (Article XIII). **Special Exception requested for crossing of a wetland with a road, and culvert** per Article XIII, (E) – Special Exceptions (1) per the special exception criteria of the Board of Adjustment per Article XXI, (G), Special Exceptions (1-3). Plans prepared by Greg Grigsby of Pellettieri Associates and Peter Blakeman, Blakeman Engineering.
- **Carr Land Holdings, LLC (owner) and Philip & Jill Miller (applicants). Special Exception application.** Property located on Soo Nipi Park Road. Tax Map 136-007-000. Property zoned Residential (R-2), also located in the Shoreland Overlay District (Article XVI) and the Wetland Conservation Overlay District (Article XIII). **Special Exception requested for site work within the 100' wetlands buffer for road realignment/restoration and utility work, with approximately 3,730 square feet of disturbance.** Article XIII, (E) – Special Exceptions (1) per the special exception criteria of the Board of Adjustment per Article XXI, (G), Special Exceptions (1-3). Plans prepared by Greg Grigsby of Pellettieri Associates and Peter Blakeman, Blakeman Engineering.

Greg Grigsby presented the application. He gave an updated the board on the road plans. He reviewed the road plans with the board to show the re-alignment of the road compared to the current road. The plan is the same for each applicant. Currently, Pike Brooke Road veers closely towards the lake than through the middle of the Miller property where it conflicts with pets and pedestrians. Proposal moves the road away from lake and out of the wetlands buffer.

The Carr & Miller property would have the road relocated by taking the existing bed out and replacing with native plants. An infiltration swell will move water to a rain garden on the Miller's property away from the wetlands. There will be tree cutting to make a trench for underground utility lines.

The Miller property would be moving their driveway access to make it a traditional driveway.

The Fronta property would replace the corrugated culvert with a slightly larger culvert made of polyurethane to clean out debris. Replace old driveway materials with a relatively new pervious product called permadrive (crushed stone) that will last 25 years.

Board Comments and Questions

- ✓ Present road surface compared to new was discussed.
- ✓ Road width.
- ✓ What vegetation will be added.
- ✓ When will project be completed.

Chair Brown asked if there was any questions. There were none. He moved to motion.

IT WAS MOVED (Dan Allen) AND SECONDED (Mark Vernon) that the board has reviewed the application and support the project. THE MOTION WAS APPROVED UNANIMOUSLY.

Subcommittee Report

Mr. Gelcius confirmed the board members: Himself, Michael Kennedy, Andrew Deegan and Shawn Costello.

Ms. St. John left 9:30 am excused herself.

Easements and Land Acquisitions

- *Pleasant Street East/West* – Chair gave a brief update of the easement.
- *Phillips Memorial Reserve* – The board discussed the damage driveway and gate issues.

Trails and Projects

- *Power Line /Hospital Trail* – Mr. Vernon gave an update on the trail plan. He has a meeting set with Richard Lee. The board discussed the possible ways to cut the cost, easement concerns and getting trail approval.
- *Trail Maps* – The board reviewed the ‘You are Here’ maps There was discussion on fixing the mileage, adding another trail to the map, adding more features on the maps such as mileage and location of benches, and places to install a kiosk to post it on.

More maps are needed for the dispensers.
- *Trail Worker List* – The Board discussed finding more volunteers.
- *Low Plain Trail* – Mr. Gelcius gave an update of the progress of trail work. Mr. Vernon spoke about the amount of trash found on the trail and needing more doggie bags.
- *Clark Pond Trail* – Mr. Allen asked the board for some insight to maintaining the mowing just inside the gate. Chair reminded him that there are new seedlings around the perimeter. Concerns about creating more open space was discussed. He also commented on the teepees he found.
- Mr. Vernon noted that resupply of the Foot paths of NL map will be needed for next year. A review of the maps need to be done to update it. He also spoke about the water tests that were done and sharing it with the Lake Sunapee Protection.
- *Low Plain Stewardship Project* – Chair said that Leo Masin will be submitting an application for limits of the 50% basal area law to be clear cut for wild like enhancement that will needs signing.
- Mr. Coverdale gave a report of the trail work and talked about how they make the public lands available to the community.

Other Business

- NHTOA Chain Saw Training – Mr. Kennedy gave an update. Steve Panten will host the training for Saturday, October 29th from 8am to noon. The class cost \$25 per person. The board discussed possible locations to host the class and opening it to other town conservation committees and the public works department.
- NH Sustainable Forestry Implementation Committee’s annual meeting at CSC on Friday, September 23, 2016 starting at 8:00m am. Chair encouraged the board to attend if available.
- LSPA – Ms. Ford said she will respond to the work shop being offered.

The next meeting of the Conservation Commission will be held on Wednesday, September 21, 2016 at 8:30am. Located at Lake Sunapee Community Room on 116 Newport Road.

Motion to Adjourn

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

The meeting adjourned at 10:45am.

Respectfully submitted,

Dianne Richtmyer, Recording Secretary
Town of New London