

City of Laconia
Conservation Commission
Wednesday, 2/17/2021 - 6:00 PM
City Hall in the Armand A. Bolduc City Council Chamber
Draft Minutes

2/17/2021 - Minutes

1. CALL TO ORDER

Chair D. Anson called the meeting to order at 6PM.

2. ROLL CALL

Members Present: Chair Dean Anson, Vice Chair Deb Williams, Lisa Morin, Mike Foote, Planning Board Liaison Stacy Soucy.

Members Absent: Wes Bates, Marnie Schulz

Staff: Ashley Ruprecht, Conservation Technician

Guests: Jeff Lewis from Northpoint Engineering and Roland Manville owner and developer representing the application for Endicott St. E.

3. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

3.I. Acceptance Of Minutes From January 20, 2021

L. Morin motioned to accept the minutes as presented. D. Williams seconded. All voted in favor.

4. NEW BUSINESS

4.I. Endicott St E. (MBL 164-72-5) Wetland CUP

Chair D. Anson moved this item to the top of the agenda.

Jeff Lewis of Northpoint Engineering introduced himself and Roland Manville, who is the owner and developer of the property. J. Lewis explained the proposal is to build 2 duplex condos, 4 units in total, with wetland buffer impacts. There was a previous approval for the property to build 12 units which would fill the smaller wetland and have wetland buffer impacts but it was never built. The project received Special Exception approval for the use of the property from the Zoning Board of Adjustment last night (2/16/21).

The front of the property will have stormwater management systems and all of the impervious surfaces will drain into the detention basin. J. Lewis said there will be no increase in runoff to the downgradient properties and that the current issue the abutters are experiencing may see some relief with the construction of the project.

J. Lewis provided an overview of the wetland assessment conducted by Randall Sheuy, which found the wetlands to be of low value and surrounded by development. The wetlands have no significant or high value features.

L. Morin asked what guarantees will be in place to ensure the buffer is intact when property owners move in. J. Lewis said they are open to incorporating information into the HOA documents. There is discussion about the pending Zoning Ordinance changes that would exempt wetlands under 3,000sqft from having a 50' wetland buffer, which the project would qualify for, if approved.

There is discussion about the drainage study conducted as well as the property having City sewer and water. R. Manville explained that they believe their current proposal is the least amount of impact for the property. He added that there will be some disturbance within the proposed impact area for patios on the units as well.

D. Williams asked about the abutters concern with the drainage issues they are experiencing and whether there is a seasonal stream connected to the properties. J. Lewis said that there is no defined channel from the wetlands and that the drainage issues they are experiencing won't be exacerbated or solved by the project.

S. Soucy asked about beach rights and docking. R. Manville said that the units will have private beach access rights and the docking is day docking only. There is discussion about the erosion control plan. D. Williams recommended the use of silt sock over silt fencing. J. Lewis said that they use them interchangeably on the plans.

There is discussion about tree cutting. The property was cut from the prior plan approval and there will be minimal cutting for this proposal. R. Manville said that the wetland buffers do not have remaining mature trees. The majority of mature trees are near the rear property line. Street trees will be planted and the unit owners will be able to landscape around the units. D. Williams suggested providing a native landscaping planting list for the property owners to reference.

Chair D. Anson asked about fencing around the detention basins. J. Lewis said they will not be deep enough to be a safety hazard and are designed to slow the water, not pool.

L. Morin suggested adding language to the HOA documentation for invasive species management on the property as well as maintenance of the stormwater devices. J. Lewis said there is generic language he can provide Roland for incorporation into the HOA documents. D. Anson asked what portion of the property will be maintained lawn. J. Lewis said anything within the proposed limits of clearing will be maintained lawn. Chair D. Anson would also like the HOA documents to show the plans provided. J. Lewis said they will reference the recorded plan that is approved.

D. Williams suggested no use of phosphorus fertilizers to be included in the HOA documents. A. Ruprecht recapped the recommendations which included silt sock being utilized instead of silt fencing, native landscaping list to be provided to unit owners, and the HOA documents to include invasive species management, management of stormwater devices, no use of phosphorus fertilizers. D. Williams motioned to support the application with the recommendations made. L. Morin seconded. All voted in favor.

5. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES APPLICATIONS

5.I. 538 Shore Dr NHDES Wetlands PBN

A. Ruprecht explained that D. Williams provided comment on the application, which she provided to NHDES. There was no additional comment made on this item.

6. OLD BUSINESS

6.I. Rules Of Procedure

A. Ruprecht explained that the only change from the last revision was incorporating the membership change from 7 members to 5 members with 3 alternates. L. Morin motioned to adopt the Rules of Procedure. M. Foote seconded. All voted in favor.

6.II. Perley Pond

There is discussion about the landscaping plan for the property. A. Ruprecht put together a preliminary timeline but may not be needed since the plan may be kept more simple based on Chair D. Anson's discussions with Scott Myers and Amy Lovisek.

\Chair D. Anson mentions planting iris bulbs. L. Morin is going to see when the bulbs need to be ordered by. A. Ruprecht will see if there is an update on whether the Council will only be removing the woody vegetation or doing the full swale construction.

6.III. Natural Resource Inventory Update

A. Ruprecht provided an overview of the meeting with Amanda Stone from Taking Action for Wildlife. The 2009 NRI is a detailed general NRI that needs updating to its formatting and information. A. Ruprecht will be working to update the NRI in house and see if DPW is able to assist with updating mapping. A. Ruprecht said that they will likely not apply for a grant at this time but if funding is needed A. Stone had mentioned that Current Use funds may be an option. A. Ruprecht to find out what the current funds are in the account. There is discussion about having 3rd parties review the NRI, such as LRPC and BCCD, to vet the information.

The Commission reviewed the preliminary outline for the updated NRI and had no changes at this time.

6.IV. Winnisquam Watershed Management Plan

Chair D. Anson provided an overview of the meeting with WWN and Conservation Commissions within the watershed that occurred earlier in the month. Chair D. Anson reached out to Sanbornton Conservation Commission since they were not in attendance for the meeting but he has not heard back yet.

7. OTHER BUSINESS

There was no other business at this time.

8. LIAISON AND SUBCOMMITTEE REPORTS

S. Soucy said that it appears the Planning Board is noticing a trend that larger homes impacting the buffer are not being asked to downsize at the Conservation Commission level, referencing the recent CUP applications for 50 Carriage Ln. and Gilman St. There is discussion about the role and recommendations that the Conservation Commission provides to the Planning Board. Chair D. Anson would like to have a joint meeting with the Planning Board. S. Soucy advised members to attend Planning Board meetings for applications where they have specific comments they would like to be heard.

S. Soucy said that the White Oaks Rd. project was tabled for stormwater drainage concerns that were heard from abutters. The Conservation Commission asked why they hadn't heard the application. A. Ruprecht clarified that the application is not proposing impacts to a wetland or its buffer and is not within the Commission's purview. Chair D. Anson would like the Commission to review these types of applications if the Planning Board or Zoning Board would like their input.

S. Soucy mentioned abutters voiced concerns about the Leighton Ave N. wetland CUP regarding drainage. A. Ruprecht added that an on site meeting was held with the abutters and additional recommendations were made to the applicant and Planning Board to resolve the concerns.

There was discussion about the recent Zoning application for apartments off Province St. L. Morin asked A. Ruprecht to confirm the dog park was notified.

9. STAFF REPORT

A. Ruprecht said the proposed WC & SP Zoning ordinance changes are going before City Council at the 2/22 meeting and then tentatively having public hearing on 3/8. A. Ruprecht said that M. Schulz had a reappointment interview, and a resident interested in being a regular member or alternate named Harrison Haas, was interviewed at the last City Council meeting. The Council will vote on appointment at the 2/22 meeting.

A. Ruprecht shared information regarding the Trails for People & Wildlife program run by NH Fish and

Game.

10. ADJOURNMENT

D. Williams motioned to adjourn the meeting. L. Morin seconded. The meeting adjourned at 8:29PM.

DRAFT