

City of Laconia
Conservation Commission
Wednesday, December 7, 2022 - 6:00 PM
City Hall in the Armand A. Bolduc City Council Chamber
Draft Minutes

12/7/2022 - Minutes

1. CALL TO ORDER

6:05pm

2. ROLL CALL

Lisa Morin, Robert Harrington, Deb Williams, Dean Anson (Chairman), Stacy Soucy (Planning Board Liaison), Ruth O'Hara

3. SALUTE TO THE FLAG

4. RECORDING SECRETARY

4.I. Recording Secretary

Sheena Duncan, Zoning/ Conservation Technician

5. STAFF IN ATTENDANCE

5.I. Staff In Attendance

: Dean Trefethen, Director of Planning and Development

Sheena Duncan, Zoning/ Conservation Technician

6. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

6.I. Draft Minutes

Acceptance of the November 16 minutes- Motion by D. Williams to accept the minutes as presented, seconded by L. Morin, all in favor, R. O'Hara abstained, having not attended the previous meeting.

7. OLD BUSINESS

8. NEW BUSINESS

L. Morin noted that the NH association of Conservation Districts was holding a meeting regarding the "right to know law" that evening. She would be sharing a link to the recording following the meeting.

D. Trefethen spoke to the Board regarding the DES application submitted 11/17/21 to the City Clerk's office for the Brady Sullivan property on Rollercoaster Road (Mlb 3-191-3). The property owner constructed a crushed stone road on the property, with multiple stream crossings with undersized culverts, violating several wetland buffers, un-permitted. The owner was first approached roughly 2 years prior to bring the property into compliance, with the application just now being applied for. He explained that the owner was

aware a Conditional Use Permit was required for the hunting road construction in addition to the DES permits, to be applied for in the spring for construction likely in August- September of 2023, to be constructed in a period of low flow.

L. Moring asked if the city should call for a study of the hydrology to better understand the natural course of the affected brooks over time. D. Anson said that the permit showed that wetlands were delineated in October/ November and agreed that the water quality should be checked. D. Trefethen agreed. D. Anson said that this property owner now had multiple offences in Laconia, setting precedence- the city should not be lenient. D. Williams asked if there was a consequence the city could pursue. D. Trefethen said that it could deny the CUP- D. Williams asked if the number of crossings could be reduced since it was only for a hunting access. L. Morin asked if there could be stricter fines for multiple offences- D. Trefethen said that the city would have to take it to court, which had never been done. D. Williams asked if the city could inspect the violations- yes.

D. Anson said that the city should send a letter of expectation to the owner and deny the CUP until the wetlands had been delineated in the spring (when an accurate portrayal could be made). The report showed that a native orchid was not found- but it was underground during that period and would not be found at that time of year.

D. Williams expressed concern about the Homsy property adjacent to Governor's island- that the owner would migrate the offensive storage of materials to his Woodvale Drive property, considering sending a letter to Mr. Homsy. D. Trefethen said that he was already in court with the city, and there was a fairly regular correspondence with him- that in the CR District outdoor storage was an allowed use with Site Plan Review.

L. Morin asked D. Trefethen what was happening with the State School Property. D. Trefethen said that all the wetlands on the property had been delineated, as well as locations for a number of waste sites including trash and pesticides among others. Some of the buildings would be saved for preservation, but that a number of them were in an advanced state of decay- some may not be salvageable. The City will have complete regulatory control of the development, and planned to hire third-party inspectors and assorted support at the applicant's expense. He said that he planned to call for an interdepartmental meeting to discuss concerns, with similar meetings to follow for Land Use Boards.

L. Moring stated that she would like a copy of the Department of Natural Resources report for Ahern State Park/ regional drainage for Opechee Bay State Forest. D. Trefethen said that Lakes Region Planning Commission, Belknap County Conservation, and others could be involved- it is a large project, the scale of which is only rivaled in the state by Tuscan Village in Salem. Performance Zoning created for that project was essentially copied for this one, with roughly 85% of the wording identical. He restated the importance of hiring professionals to assist in overseeing the projects to come.

R. O'Hara asked if there was a timeline for the proposal- D. Trefethen said that there probably wouldn't be a plan presented until summer of 2023. The purchase and sales agreement would likely be signed in late December, with the developer taking control of the property sometime between April and May, possibly early summer at the earliest.

D. Anson noted that due to the size of the site, the owner likely wouldn't know the extent of the true environmental issues until digging begins in earnest.

Affordable housing was discussed, as well as senior housing. S. Soucy mentioned that she had recently spoken to the Senior Planner of Salem regarding Tuscan Village, giving his contact information to D. Trefethen.

D. Anson suggested that the Commission layout some target goals for the year.

1. The Cohort write up for the website, QR codes and so forth for the WOW trail.
2. Tributaries- where to sample, and problems to mitigate
3. Tributaries and deep-water sampling data usage- Lake Winnepesaukee Association uses their data in an interactive website, perhaps we could do something similar so that the public can see the data. The sampling data should be put to use.

L. Morin suggested that public outreach materials be created so that the data findings can be interpreted and explained- maybe by a 3rd party.

S. Soucy suggested that the Commission reduce the number of meetings per month involving staff to one, as there has been an ongoing staff shortage. Since the second meeting will be a work session, perhaps the Commission could take their own basic minutes, and submit them to staff the following day. It was determined that there was no vote needed, and that the Commission would try the new arrangement for the time being.

D. Anson said that he believed that the City could be getting more from Lakes Region Planning Commission for the money that they pay in dues. He suggested reaching out to the RPC for help.

L. Morin noted that it maybe a good time to seek a relationship with the Gilford Con Com- they're bringing in new members. S. Duncan could bring together information related to the shared brooks. D. Anson said that he would reach out to the Gilford Planning Director.

D. Trefethen stated that he requested an increase to \$3,500 (from \$1000) for the lake host program, and an increase from \$40,000 to \$60,000 for the milfoil removal program.

R. Harrington Said that the Taylor Home meeting went well, and that there was a lot of interest in the State School Property.

J. Laroche- as a member of the public, mentioned that she was also interested in the Sate School.

S. Soucy said that although there were 1300+ units of housing proposed, at least half appeared to be for senior housing, with impacts to the local schools apparently of a smaller that expected impact.

9. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES APPLICATIONS

D. Anson presented the Wetland Permit By Notification for 88 Morningside Drive, for a boatlift among other things. The Commission determined it to be of little impact.

10. OTHER BUSINESS

10.I. Lake Opechee Watershed And Shoreline Survey 2023 Grant Proposal Response

Lakes Grant- D. Anson informed the Commission that the grant had been denied, naming some potential sources of grant help for the next cycle, noting that insight from an experienced grant writer would be helpful.

10.II. Academy Street Bridge Over Durkee Brook

D. Trefethen said that Academy Street Bridge would be undergoing extensive work next summer, saying it was a good opportunity to try to do some conservation work around Durkee Brook slightly up and down stream, saying the work might take roughly 60 days. L. Moring noted that the embankment of Durkee Brook was eroded in the cemetery, and that there had been some attempt at bank armoring- possibly by abutters. She suggested implementation of revegetation of the embankment to provide a natural source of stabilization. D. Anson recommended that a map of the bends of the brook be examined for potential future revegetation sites, noting the area adjacent to the gas station at Academy Street as a potential site of interest. L. Morin noted that property owners are protective of their land, and that it might be best to obtain photos from walkable properties and call for a public discussion which had been successful in the past. D. Anson said that this might be a good time to reach out to Gilford Con Com. regarding some of the indirect sources of sedimentation flowing into Laconia.

10.III. Discuss Union Ave Bridge

D. Trefethen noted that the bridge at Union Ave over Jewett Brook would not see major upgrading for 20+ years, leaving no particularly good time for sedimentation reduction, but that planning could take place in the interim. S. Duncan mentioned that the Jewett Brook Watershed Plan had a list of projects, estimated costs, and levels of necessity that the Board could implement, with several projects that were approachable, such as community outreach and grant seeking for the highest priority recommendations.

D. Anson said that the major brooks, Jewett, Durkee, Black, and Langley could all use bank stabilization which could be partially accomplished through community outreach. He mentioned the 319 grant application for a raingarden at Grant Street and the details of the City's responsibility. L. Morin suggested that help be requested from those of the public who turned out to the public sessions.

11. LIAISON AND SUBCOMMITTEE REPORTS

12. STAFF REPORT

13. ADJOURNMENT

Motion by D. Williams to adjourn, seconded by R. Harrington. Meeting adjourned at 8:05pm.