

9/19/2018 - Minutes

1. Call To Order

Chairman D. Anson calls the meeting to order at 6:00 PM

Members present: Chairman D. Anson, Vice Chair D. Williams, L. Morin, and R. Christopher

Members absent: M. Schulz

Member M. Foote arrived at 6:15 PM.

There are no alternates.

Staff/recording clerk: E. Rathburn

Guest: Nicol Roseberry of Ames Associates, Richard Homs

There is not audience.

2. Pledge Of Allegiance/Handicap Exits/Silence Cell Phones

3. Establish A Quorum

A quorum was established with the members present.

4. Review Of The Previous Meeting's Minutes

L. Morin makes a motion to accept the minutes with amendments.

D. Williams seconds.

All in favor.

The motion passes.

5. New Business

5.I. PL2018-0093CUP 37 Leighton Avenue South MBL 31-253-4 (Nicol Roseberry)

Ms. Roseberry gives her brief presentation for 37 Leighton Avenue South. The proposal is to demolish a current dwelling on the property and erect a new building with a garage. The whole property is in the 75-foot wetland buffer which is why a wetland CUP is being applied for. D. Anson has questions about the well and leach field on the property. Ms. Roseberry explains that the leach field meets the 75-foot setback from the well that NHDES has. She also answers that she is not sure what the depth of the well on site is. D. Christopher has questions about what is permeable on the site. Ms. Roseberry answers that the only thing that is permeable currently in the proposal right now is the patio. L. Morin has questions about the improvement of the leach field and Ms. Roseberry explains that they cannot improve anymore on what NHDES requires due to the size of the lot. The commission asks why the plan show a detached garage with a non-enclosed breezeway that has a roof over it instead of attaching the garage to the house. This would improve on the buffer the garage is encroaching in so instead of having only 9 feet there would be 19 feet. Ms. Roseberry states that she has talked with her clients about this, but they wish to keep the current design.

M. Foote makes a motion to support the wetland CUP applied for by 37 Leighton Avenue South with recommendations compiled.

Pavers should be used for the walkway and driveways.

L. Morin seconds.

All in favor.

The motion passes.

5.II. PL2018-0075CUP Woodvale Ave MBL 166-357-4 (Richard Homs)

Mr. Homs begins his recap of the previous meeting he attended for the Conservation Commission. E. Rathburn informs the commission members that they have updated plans and that they should be going by the PROPOSED PLAN 3 for the changes to be made to the lot. Mr. Homs informs the commission that his partner attended the most recent TRC meeting and the Laconia Planning Department informed his partner that the plans they had submitted showed them filling in the wetlands which is what Mr. Homs does not intend to do and that they need to submit more accurate plans. Mr. Homs's proposal is to level the lot and add retaining walls to the edge of the fill and keep a 10-foot buffer from the wetlands instead of the required 50-foot buffer and he requires a wetland CUP to do this. He also explains that he will level the lot to have the drainage/water for the lot stay on the lot and will allow public access for people to walk their dogs. He will also investigate dredging a wetland on site and improving it by creating a pond for wildlife. He attests that this will add curb appeal and will beautify the lot. Mr. Homs also states that he has tentative future to add a structure on the lot with a 2-car garage and living quarters. Mr. Homs on the far side of the lot would like to create a driveway to the future domicile and block off the current driveway. M. Foote voices concern about this project setting a precedent and what Mr. Homs wishes to fill in on the lot and takes issue with the fact that he is asking to fill in 40 feet of the buffer that is on the lot. A majority of the lot is in the 50-foot buffer for the wetlands on either side of it. D. Anson also has concerns about what Mr. Homs wishes to do in the future and states that by his understanding of the plans and buffers it would not be possible to do that on the other side of the lot due to the placement of the wetlands. Mr. Homs states that he understands that, and he will tackle that problem if it is a problem in the future. M. Foote voices concerns again as to what Mr. Homs wishes to do on the property. L. Morin voices that she is not comfortable with this proposal and thinks that it would set a precedent in the future. R. Christopher and D. Williams also agrees that it would set a precedent. R. Christopher asks E. Rathburn what the process for this would be. E. Rathburn states that Mr. Homs will need a wetland CUP to do any work on the property and if granted a CUP, is required to have E. Rathburn come out and inspect the erosion control BMPs for the property before any work can begin. Mr. Homs begins a description of the retaining walls that he wishes to install and that they will have drainage in them to help with any storm water runoff on the site. D. Anson asks E. Rathburn if there is any erosion at this time and if the wetland have been marked in the field. E. Rathburn states yes, they have, and he even met the wetland scientist in the field while she was marking them. He also states that there is currently no erosion happening at the site. D. Anson asks questions about the dry well on the plans at the back of the property. Mr. Homs states that it is actually not going to be a drywell and that he would like to make a amendment to the plans to state that it is a drainage trench and not a drywell. D. Anson asks when Mr. Homs would be doing to work. Mr. Homs says that he will not be working against the weather and will not be working in the winter months if he acquires his approval in October.

D. Williams makes a motion to not support the wetland CUP being applied for by 46 Woodvale Drive with recommendations compiled.

No further vegetation be removed from the site.

Drainage from Lot 4 must stay on Lot 4.

Applicant must keep all work out of the proposed 10-foot buffer if the wetland CUP is granted.

The plan should be amended to state that there is a drainage trench at the back of the property instead of a dry wall as it currently states.

M. Foote seconds.

All in favor.

The motion passes.

6. Old Business

6.I. Milfoil Correspondence

E. Rathburn would like for the commission to keep in mind that they still need to be thinking about the letters to send out to the business and HOAs around the lakes.

6.II. Future Conservation Easement Walks

E. Rathburn would like for the commission to send him the days they would be available to do easement walks and L. Morin states that she will be doing the Eager Island walk.

6.III. Day Of Caring Recap

E. Rathburn let the commission know that the Day of Caring did not take place since the volunteers had to bow out. D. Williams states that E. Rathburn and D. Anson did come and give a presentation about the LCC at the middle school and she would like to say thank you to them for doing that.

7. Other Business

8. Liaison And Subcommittee Reports

2 wetlands permits were reviewed and approved with comments attached

37 Leighton Avenue South.

18 and 24 Paugus Park Road.

M. Foote and L. Morin recently attended a meeting for the State School property and report what went on at the meeting.

9. Staff Report

E. Rathburn has nothing to report.

10. Adjournment

D. Anson makes a motion to adjourn at 8:15 PM.

M. Foote seconds.

All in favor.

The motion passes.

11. Non-Public Session (According To RSA 91-A:3, II)