

**City of Laconia**  
**Conservation Commission**  
Wednesday, October 20, 2021 - 6:00 PM  
City Hall in the Armand A. Bolduc City Council Chamber  
Approved 11/3/2021

10/20/2021 - Minutes

1. CALL TO ORDER

Chair Dean Anson called the meeting to order at 6:00pm

2. ROLL CALL

Members Present: Dean Anson, Deb Williams, Lisa Morin, Mike Foote, Stacy Soucy

3. SALUTE TO THE FLAG

The Commission saluted the flag

4. RECORDING SECRETARY

Taylor Daigle, Conservation Technician

5. STAFF IN ATTENDANCE

Dean Trefethen, Planning Director

6. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

6.I. 9/8 Meeting Minutes

D. Williams motions to accept the September 8<sup>th</sup> minutes as is. M. Foote seconds. All vote in favor.

7. OLD BUSINESS

8. NEW BUSINESS

8.I. 80 South Main St, 473/142/13

The applicants discussed their property plans with the Commission. The house/business was destroyed in a fire back in July. Applicant plans on placing a modular home on the property after laying a pad. The shed on the property will remain, but the storage tents are to be removed. D. Williams suggested that the Commission send them native planting recommendations for along the brook. L. Morin will share some with T. Daigle to pass along. Applicant asked the city to help them contact the landowners behind them for tree removal. T. Daigle will research this and share with the applicants. The plan is reasonable and will be reducing the overall footprint of impervious surfaces on the property. There will be no changes to the stream's embankment. M. Foote motions to support the application with the suggestion of native plantings along the brook. D. Williams seconds. All vote in favor.

8.II. North Water Marine, 18 Endicott St North, 160/40/10

The applicant presented the master plan for the Marine's project, including the site layout, issues with building safety and functions, landscaping, and drainage. Applicant explains that there will be a 38%

decrease in square footage on the ground and that they have received Zoning Board of Adjustment approval for the height increase on the buildings.

Applicant has had three meetings to discuss the project with NHDES. DES is allowing them to submit two different wetland applicants – a minor application for the necessary retaining wall and a major for the dock reconstruction. Applicants (Matt and Pete) mention that a letter of support from the Commission would go a long way in permitting process. The Commission agrees and T. Daigle will provide such. They have also met with DOT regarding the pedestrian crossing and are meeting with Marine Patrol soon.

L. Morin asks the applicant about the ownership of Channel Lane and the ownership structure is explained. D. Williams asks about the second boat ramp and how far it extends into the water. The applicant explains that it extends about 10 feet into the water. D. Anson asks about the plans with the abandoned pipes in the water. Applicant expresses that they will be removing anything they find that is not functioning for its intended purpose. The gas tanks on the property are discussed and the applicant tells them that they will remain as they have been meeting inspection standards.

The applicant discusses the landscaping, drainage, and lighting plans. L. Morin asks for more information on the lighting and the applicant discusses the function – security, motion activated lighting for the buildings and low LED lighting along the docks for safety concerns. Drainage issues on the property are addressed and the current goal with the plans is to install 10-foot-wide pervious pavers in the boat rack areas. These racks will be on filtering stone and not a slab. This should allow the site to hold up to a 25-year storm capacity. They will also be installing an oil/water separator for the property for any boat washing. Safe Drain technology will be used to ensure that the water is being sent to where it should be going.

L. Morin asks the applicant about any encroachments on the wetland buffer. They are respecting the 50' buffer and no changes will be made within it, other than stripping parking spaces on the existing gravel. D. Anson suggested that the applicant bring the invasive species on the property to the burn pile in Laconia and continue working with NH Lakes on invasive species monitoring. D. Williams asked about the landscaping timing and erosion controls. Applicant plans to use silt fencing and silt socks but may also use storm berms. There is a discussion about using the wetland on the property as water storage. The applicant explains that with city support DES might be willing to approve that but there are no concrete plans in place for that at the moment.

M. Foote motions to support the application as it is an opportunity to improve the site substantially. D. Williams seconds. All vote in favor

#### 8.III. Antioch University Collaborative Service Initiative - Stormwater/Flooding Assessment

T. Daigle discusses the goal of this program, the application process, and the city's application. There will be more to update on in the coming weeks.

#### 8.IV. Natural Resource Inventory 2021

### 9. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES APPLICATIONS

#### 9.I. EXP Minimum Impact Wetlands Permit

### 10. OTHER BUSINESS

D. Williams discusses the Belknap Mill community Festival the commission attending on 10/16. The Commission discusses getting a sign or banner for future events to promote the Commission.

D. Anson discusses the new applicant for the vacant 'alternate' role on the commission. Nancy Brown in the admin office is communicating with them for the interview process.

L. Morin reminds the commission of the upcoming NHACC meeting in November, to be held online.

T. Daigle discusses the Lake Winnepesaukee Association's request for a letter of support for the grant they plan on applying for for a hydrologic assessment of Langley Cove. The commission is supportive of this, and T. Daigle will draft a letter of support for them. D. Williams motions to support the grant application. L. Morin seconds. All vote in favor.

D. Williams will draft a letter of support for NH Lakes regarding their Lake Host program. L. Morin motions to approve. M. Foote seconds. All vote in favor.

D. Anson asks about public access to the boat ramp on Opechee, D. Trefethen explains the situation and hopeful timeline for having an answer.

#### 10.I. Green Space Requirements/Ordinance

D. Trefethen reminds the Commission that the Master Plan Steering Committee is looking at updating dimensional requirements for the zoning districts, including green space. The planning is in the early stages.

#### 11. LIAISON AND SUBCOMMITTEE REPORTS

#### 12. STAFF REPORT

#### 13. ADJOURNMENT

M. Foote motions to adjourn at 8:08 pm