

MINUTES OF MEETING
January 4, 2012
CONSERVATION COMMISSION
Approved at the February 1, 2012 meeting

PRESENT- Lisa Morin, Marnie Schulz, Debra Williams, Hillary May, Jane Connelly, and Mike Foote
ABSENT- Dean Anson

CALL TO ORDER The meeting was called to order by H. May at 6:00 PM

I. Old Business:

a. Review minutes from the December 7, 2011 meeting.

M. Schulz made a motion to approve the minutes of December 7, 2011 with changes. The motion was seconded by D. Williams. The motion passed 5-0.

II. New Business:

a. Paul Goodwin, Watermark Marine Systems Inc. proposing conversion of the former Burger King restaurant located at 1218 Union Avenue (tax map parcel 325/220/ 3) to a Marine Supply store with docking and repair facilities.

Watermark Marine systems currently relies on leased docking facilities in Gilford. The move to Laconia would enable the placement of docks, a retail store and a new storage facilities all on the same busy Union Avenue lot with dock frontage on Paugus Bay. Thirteen permanent boat docks are proposed. Some commercial slips will be leased to corporate customers. For example, HK Power Sports, located across the street, may choose to lease a docking facility to demonstrate some of their products. No on site fueling will take place. No milfoil issues were encountered. Signs will be installed listing all banned activity. Impervious coverage will decrease from 71% to 63%. The invasive oriental bittersweet will be properly removed and disposed of offsite. The proposed wave attenuation system will be bottomless allowing normal water flow to take place. The large barge would be moved through the Weirs channel roughly four times a year. At the technical Review Committee (TRC) meeting earlier in the day it was determined that overflow pipes from the drainage system would be discharged into a rain garden system to filter runoff before it enters the Lake. The Con Com was pleased with the proposal and suggested the addition of a green roof to the former Burger King Restaurant structure. P.

Goodwin added the concept of a green roof is an interesting one but doing so would require substantial architectural design changes possibly jeopardizing the lease agreement and deadlines. A public pump out station will be located on site but will only be used when an employee from the facility accompanies the user onto the dock.

P. Goodwin presented the wetlands application to the Conservation Commission for their review. L. Morin asked if the facility would be used in the winter. P. Goodwin said the docks would not be used in the winter but the other buildings would be in use for winter storage activities.

L. Morin made a motion seconded by J. Connelly to approve the project with the following recommendations:

1. Eliminate the snow storage on the water side of the repair building. Snow storage that close to the water will cause melting allowing contaminated stormwater to flow directly to the low point of the site where the catch basin is located and in the event the basin clogs sheet flow that close to the Lake would result in runoff directly into the Lake.
2. Divert all overflow or day-lighted pipes into the proposed rain garden
3. Provide a list of rain garden plantings
4. Provide a long term maintenance plan for the rain garden
5. Specify if docks only will be stored and displayed on site. If other commercial watercraft will be displayed or demonstrated on site please indicate what additional precautions will be in place to protect the environment
6. Make sure the pump out station is inspected on a regular basis
7. Provide a copy of the Hazmat plan for the file
8. Indicate the impact of pressure treated lumber use for docking and associated structures.

b. Local Shoreland Ordinance recommendations and vote

S. McPhie indicated the changes will be presented at the February 8, 2012 PB meeting. We hope to have a good turnout from the Conservation Commission members.

c. Publicity for composting event to be held on January 18, 2012

S. McPhie added he has commitments from both newspapers to run an article on the event. members will post the event at as many locations as they can. We all hope for a good turnout but if the weather is bad we will record the lecture for future viewing.

- d. Additional goals for 2012
H. May felt we should table the item until D. Anson, Chair, was able to attend.

Liaison & Sub-Committee Reports:

-Planning Board Liaison –

No one has come forward yet.

-Permit Sub-Committee – Questions and answers

Next week D. Anson and S. McPhie are scheduled to review a few permits remaining for the end of the season

IV. Other Business:

- Subdivision/ Site Plan update

See Watermark/ former Burger King site presentation above

- Commissioners Comments

L. Morin listed upcoming related events:

- January 25, 2012 Farming for the Future
- Charette on the State School Property Use (time not yet determined)
- L. Morin thanked J. Connelly for hosting the upcoming Project wet training scheduled for February 8 & 15 in Room 203 at the Laconia Middle School. A. Carlson will also take part.
- Back to Farming with Kelley McAdam- the Con Com, Belknap County, and Laconia Park Recreation Department will work together to locate possible Urban garden areas.

- Staff Comments

Promote the Compost Event!

V. Adjournment:

M. Schulz made a motion to adjourn. The motion was seconded by D. Williams. The motion passed 5-0-0.