

MINUTES OF MEETING
June 6, 2012
CONSERVATION COMMISSION
Approved at the June 20, 2012 meeting

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

ABSENT- Dean Anson

OTHERS PRESENT: Various representatives from Wal-Mart

CALL TO ORDER Lisa Morin made a motion to appoint Marnie Schulz as acting Chair seconded by Jane Connelly. The motion passed 4-0-1. Marnie Schulz abstained.

Hillary May entered the room.

M. Foote withdrew the motion, seconded by D. Williams. The motion passed 5-0-0.

The meeting was called to order by H. May at 6:06 PM

a. Review of the minutes from the May 2 & 9, 2012 meeting.

M. Foote made a motion to approve the minutes of May 2, 2012 with additions. The motion was seconded by J. Connelly and passed 6-0.

M. Foote made a motion to approve the minutes of May 9, 2012 with additions. The motion was seconded by J. Connelly and passed 6-0.

L. Morin then recused herself from the Wal-Mart discussion due to her abutter status and Belknap County Conservation District review role.

I. New Business:

a. Wal-Mart -Proposal to add 38,613 sq ft of retail space, modify parking/access CUP (wetlands) 1458 Lake Shore Rd, Map/Lot/Block 282-241-1

C. Perrin presented the plazas marketing objectives and the Wal-Mart Expansion. M. Foote asked why the store decided to expand into Laconia versus moving into the vacant former Hannaford location in Gilford. C. Perrin said lease agreements with existing tenants make that difficult

at this time and expanding in place allows the existing Wal-Mart to stay open until the project is complete reducing costs to the company.

T. Sokolowski reviewed the soil characteristics and indicated their poor infiltration quality. B. Stack said one additional acre of impervious surface will be added requiring upgrades to the existing marginally functional storm water pond. Drainage is existing and therefore does not need to meet new State Alteration of Terrain Permit requirements. Treatment of the stormwater will be improved with the addition of a micro-pool and fore-bay. A phosphorus and turbidity water test will be conducted before, during, and after construction as required. Additional tests may be requested by the Laconia Water Works. S. McPhie asked about information on modeling the 100-year storm event. B. Stack said he had done so and will provide updated data to the Planning Department.

The green roof request came up and B. Stack mentioned Green Roofs are predominately geared toward phosphorus removal. T. Sokolowski also verified a major function of Green Roofs is for the removal of phosphorus. Wal-Mart is currently opposed to the expense of adding a green roof Wal-Mart agreed to eliminate phosphorus use on the site and will be encouraging its removal when the retention pond is upgraded. B. Stack reviewed the individual break down of projected quality of stormwater released to Black Brook in comparison to the fully functional current system. After improvements are installed phosphorus removal will increase by 29%, nitrogen removal will increase by 27% and total sediment reduction will increase by 33%.

The expansion of the footprint of the buildings will create more stormwater volume. Sediment traps exist in the catch basins. Oil water separators will be added to catch basin 16 & 17 in the parking lot. M. Foote requested the addition of another oil water separator before the smaller retention pond. Wal-Mart representatives agreed to add the additional oil water separator to the site.

After the retaining wall excavation is complete 3,800 square feet of excavated materials will be placed behind it and a wildflower seed mix will be added to reduce maintenance needs and retain the natural appearance of the excavated area.

D. Williams requested the dimension changes of the pipe entering Black Brook. The pipes from the pond to the Black Brook Outlet connection will be reduced from 24 inches to 18 inches from the Pond to the connection with Black Brook. The pipe emptying into the Brook will increase in size to 30" when the two existing pipes currently in place are removed.

H. May requested a maintenance plan for the retention pond. M. Foote asked for a maintenance plan for the Oil Water separators in catch basins 1, 2, and the one suggested tonight. B. Stack said the responsibility and maintenance plan includes the stormwater maintenance plan for the two catch basins and the pond and he will include the additional oil water separator requested tonight. H. May asked about snow storage and the possibility of moving it away from the Brook. A particular spot near the small retention pond was of major concern. Most runoff will end up in the pond not flow directly into the Brook because the surface area is curbed and paved. B. Stack responded they would use existing snow storage areas and Belknap Landscaping, the property maintenance agency, has agreed to use a 50% salt /grit mix to address issues and will research salt alternatives if it is believed that would be better for the environment. C. Perrin agreed there was no need for using grass in the parking lot islands and they will be replacing existing grass islands with plantings other than grass to reduce the need for high phosphorus fertilizers. H. May asked about invasive plant removal and if soil piles will be secured or moved off site during construction. Invasive species will be removed and some soil will be left on site the remainder will move off site. S. McPhie asked about phasing the excavation. B. Stack showed the plan to disturb only small sections of the site at a time to limit impacts to Black Brook. H. May asked about pervious pavement. The applicant indicated the material is not strong enough for truck traffic. B. Stack requested the Con Com withdraw their request to comment on the Standard Dredge and Fill Permit. S. McPhie added the Con Com already provided their comments to NH DES.

M. Foote made a motion to send a list of their above recommendations including all of D. Anson's comments to the Planning Board adding information to the current TRC 1 comments. The motion was seconded by J. Connelly. The motion passed 5-0-0.

b. Aroma Joes drive-thru coffee shop proposal to discontinue floor drains and create a bio-retention swale 644 Union Ave, Map/Lot/Block 371-220-3

L. Morin joined the meeting again

S. McPhie briefed the Con Com passing out the TRC 1 comments for review. L. Morin added the Project was already approved. S. McPhie said the project was a positive step to bringing back green space to Union Avenue. S. McPhie requested the Con Com make a motion to support the need for a phosphorus test as a recent peak in the middle fertilizer number is shown on the site plan. We need to have proof phosphorus is even necessary in this application. Generally New Hampshire soils are naturally high in phosphorus. M. Foote noted the request was on the TRC sheet. M. Shultz

repeated there is generally very little need for phosphorus in most New Hampshire soils. L. Morin suggested we come up with a solution where proposed green areas are composed of less grass and more plantings that absorb phosphorus or for that matter do not even need phosphorus to survive. The Con Com supported that pursuit and assigned the task to L. Morin. M. Foote made a motion to support the soil test requirement and encourage long term reductions in phosphorus and change the use of Hay bales to straw. The motion was seconded by L. Morin. The motion passed 6-0.

II. Liaison & Sub-Committee Reports:

-Permit Sub-Committee – Questions and answers

No comments

III. Other Business:

- Subdivision/ Site Plan update

See above

- Commissioners Comments

L. Morin mentioned the NH LAKES CONFERENCE TO BE HELD IN MEREDITH ON JUNE 22, 2012

D. Williams hoped the Con Com and other related groups would join her to schedule a Laconia Muskrats Con Com Day possibly in place of the invasive species sidewalk days. S. McPhie suggested having both events.

M. Foote cautioned the Con Com about adopting local buffers as the NH legislature in conjunction with the Timber Owners have passed legislation that restricts the local enforcement of buffers. S. McPhie agreed that wetland buffers for Forestry operations have been restricted at the Local Level but the local wetland buffers stand under a different New Hampshire State RSA. Any subdivision of land, site plan, and Conditional Use Provision all fall under the more restrictive local buffer regulations and will not be impacted at this time.

- Staff Comments

IV. Adjournment:

M. Foote made a motion to adjourn. The motion was seconded by J. Connelly. The motion passed 6-0-0.