

**MINUTES OF THE MEETING**  
**November 28, 2012**  
**CONSERVATION COMMISSION**  
**Approved at the December 19, 2012 meeting**

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

**ABSENT:** Marnie Schulz

**OTHERS PRESENT: Jon Rokeh and Romeo Lacasse representing the Christmas Island Development. Scott McPhie, Conservation Technician**

**I. Call To Order :**

**a. Review of minutes from the Wednesday September 19 meeting**

H. May made a motion to approve the minutes of the September 19, 2012 meeting. The motion was seconded by D. Williams. The motion passed 6-0.

**II. New Business:**

**a. Christmas Island at 630 Weirs Blvd @ MBL 216-248-4, Proposed conversion of 47 Motel Units and 2 single family structures to 18 residential condos; "Bump out" additions and drainage improvements. The property is located in the State Shoreland Protection District and local Shoreland overlay zone.**

J. Rokeh summarized the proposal to remove all motel buildings and construct Townhouse Condominium in their place. The new structures will be placed behind the 50-foot wetland buffer. A reduction in units from 48 motel rooms to 18 Condominium Town Houses will decrease the need for some of the current pavement. D. Anson asked if the buildings will be placed on slabs or have full foundations. The properties closest to the water will be built on slab and the ones that are set further back would contain full basements. The current use is a year round motel. The new condominium proposal would also be in use year round.

Currently storm water sheet flows across the pavement into two direct discharge pipes that flow directly into Langley Cove. The applicant will improve drainage conditions but not be able to create a storm sepor filtration solution due to high water table issues. The proposal is to install catch basins containing snouts, send roof runoff to new rain gardens, and add additional vegetation to the 50-foot wetland buffer. A concrete in ground pool will be removed in the 50-foot wetland buffer decreasing impervious areas. R. Lacasse indicated the site is

being improved substantially from what it was and it would be too costly to improve on it any more. D. Anson reminded R. Lacasse that he knew the site was challenging when he bought it so he should be up to the environmental challenge. D. Anson suggested rain gardens are not good enough we want to see an additional swale outside of the 50-foot buffer. J. Rokeh insisted the snout curtain system is being used successfully by the city in a recently completed drainage project. D. Anson said he reviewed the storm water report and requested test pits to determine soil types. It is difficult for us to make a decision on the viability of your storm water report if we are not aware of what type of site specific soil conditions you will encounter. J. Rokeh agreed soil tests would be necessary.

Dean Anson suggested extending the maintenance bond past the current two year term to assure the swale will function properly during future heavy storm events. S. McPhie added this is an extremely challenging site for storm water issues and any breakage of erosion control devices resulting in sedimentation of the Lake will create State and possibly EPA clean water issue. A double layer of silt sock will be required to prevent work in the buffer from impacting the Lake. The Con Com asked about creating a giant cistern to hold water like the one used in Unit 1 approved by DES. J. Rokeh said that was not realistic on this site.

S. McPhie asked about the future of the three inch direct discharge storm drain pipe on the south side of the property. J. Rokeh added the pipe would be removed. He then retracted his statement to say it will not be physically removed but it would be discontinued. S. McPhie asked so will it be filled with concrete so residents can't open it up again potentially sending hazardous substances directly into the Lake. J. Rokeh again indicated the pipe would be discontinued. S. McPhie said leaving discharge pipes in place in the Shoreland buffer that should not be there in the first place is not very reassuring.

Watermark Marine will be working on repair, removal, and alterations to the current dock system. L. Morin suggested perching the existing beaches to improve current sedimentation issues. She also emphasized and was fully supported by the Commission that all sheet flow runoff generated from the remaining boat launch should contain infiltration or filtration strips allowing heavy rains to be attenuated and water quality improved reducing or stopping entirely current sheet flow conditions. Porous pavement should be considered where possible.

J. Rokeh indicated he would be adding more trees outside of the 50-foot buffer as well. H. May suggested water testing for turbidity. D. Anson said this could be done during the June-September water testing season moving the normal sampling location closer to the area of impact. Will the lighting be downcast? J. Rokeh indicated it would meet code requirements.

L. Morin made a motion to wait for a summary of their recommendations from staff which will be sent in the draft minutes to be reviewed before the next meeting on December 19, 2012. A formal vote on the conditions will be made at that time. D. Williams seconded the motion. The motion passed 6-0.

The following conditions were abbreviated and read aloud to the applicant tonight to be voted on and sent to the Planning Board for comment after the December 19, 2012 meeting:

1. Place specific instructions and recommendations for added plantings to replace any varieties that die over time therefore maintaining rain garden functionality
2. List the maintenance and cleaning plan for the catch basins in the condominium documents
3. Follow best management practices including placement of turbidity curtains to prevent the migration of milfoil during dock repairs and removal. Create a site milfoil control plan and place it in the Condominium bylaws.
4. Since phosphorus increases the spread of milfoil and helps create new outbreaks do not use any phosphorus in the fertilizer mixes and include this requirement on the site plan and in the condominium bylaws.
5. Provide a detailed landscaping plan showing the restoration vegetation plan for the disturbed areas. Also show which existing vegetation will remain. On a specific point make sure to preserve the original tree planted on the site which gave the property its name Christmas Island.
6. Provide more detailed snow storage areas on the plan and indicate the requirement to truck excess snow off site also provide a low salt/sand alternative to complement mixes used next to public water supplies.
7. The remaining boat launch must slow down and infiltrate sheet flows of stormwater before it enters the Lake.
8. Add native vegetation and non-invasive vegetation to the 50-foot wetland buffer area reducing the need for the currently extensive grass coverage.
9. Model the 100-year storm.
10. Guarantee the drainage swale is strong enough to hold back at least the 300-year storm as such an occurrence has become even more common over the past ten years.
11. Keep out of the 50-foot shoreline as much as possible to construct the deck structures
12. Provide site specific test pit data

13. Pay for the Con Com to conduct biweekly turbidity tests in shallow water near the construction area to monitor levels of sand entering the Lake.
14. Since this is a challenging site hold onto to escrow funds longer than the usual two year time frame because failure of the swale would be unacceptable.

**b. Jewett Brook update**

No comments due to time constraints

**c. Community Gardens update**

D. Anson praised the seminar hosted by L. Morin on the New Urban Farmers group. L. Morin explained there were three separate groups working toward similar agricultural goals and the seminar covered only one of those groups.

**d. Black Brook fundraiser update**

D. Anson indicated donations are coming in and S. McPhie suggested a January fundraiser. D. Anson said S. Saunders is researching the legal opinion having the Con Com host the fundraiser.

**e. Budget goals, CIP, and current items**

The Con Com reviewed the budget for next year beginning on July 1, 2013 and ending on June 30, 2014. H. May made a motion to follow the 2% increase recommendation by adding \$84.00 to the miscellaneous line item 01-422-303-0000 to address increased costs involved in expanded water testing from the previous year. The motion passed 6-0.

Additionally L. Morin made a motion to move all remaining carry forward funds in the amount of the \$3,970.00 plus any remaining balance from the current year 2012-2013 placing it in the Black Brook Fund for the study and clean-up of Black Brook. The motion was seconded by H. May. The motion passed 6-0.

**III. Old Business:**

**a. Non-Public Session concerning land acquisition per RSA: 91: A: II (d) – roll call vote required to enter non-public session**

Not discussed due to time constraints

**b. 2012 easement walks update**

Dean still owes us reports on Southdown and Long Bay.

**IV. Liaison & Sub-Committee Reports:**

**-Permit Sub-Committee** – Questions and answers

Not covered tonight.

**V. Other Business:**

**- Subdivision/ Site Plan update**

Covered Christmas Island tonight (see the above discussion)

**- Commissioners Comments**

D. Williams indicated the Congregational Church will donate many hours of service between the Easter Season through Earth Day. A joint project between the Con Com would be a great opportunity to complete one of our goals for the year. S. McPhie said we should include it in our projects and goals at next weeks meeting.

**- Staff Comments**

Did not make any additional comments

**VI. Adjournment**

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