

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

**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. Review of a proposed 291 unit condominium development located at 553 Weirs Blvd Map/Lot 216-248-12, 13 Langley Cove. (Application # PL2011-0024SP, PL2011-0026 CUP PL2011-0027CUP (wetlands)).**

J. Rokeh explained the first proposal consisted of 341 units. All State wetland and related permits were granted and are still active for the project the proposal was eventually rejected by the Laconia Planning Board due to their concerns about density and drainage issues. The original proposal had far more wetland and wetland buffer impacts in place then what will be presented tonight.

The improved version that will be presented tonight proposes 291 units with three stand alone apartment style buildings therefore reducing the need for additional clearing. Wetland and wetland buffer impacts will be reduced to a minor 2, 175 square feet of impact. D. Anson asked about how many trees will be cut in the open space. J. Rokeh indicated the trees in the middle buffer and around the back of the units will stay undisturbed.

Green space will increase in the middle of the property, open box culverts will be added and deep sump catch basins installed along with oil

water separators located at the end of each drainage line. Approximately 12 test pits were dug to detect the presence of ledge and fortunately no ledge was found.

The Con Com requested a copy of the full Hiss maps. J. Rokeh said they were available and required at the last TRC meeting. An easement will be placed on the 36-acres of land that abuts Prescott Farms and that area will not be developed. The project will be phased to eliminate the possibility of too much of the land being opened to the elements for extended periods of time.

In order for the project to work the sewer connections will need to be made to Paugus Woods for the large multiple unit buildings with the remainder of the townhouses hooked up to the Evergreens pumping station. Brady Sullivan would replace a length of the old cast iron water pipes on Weirs Boulevard if the project is approved to accommodate the increase in water flows. Some parking will be installed under the units to reduce the need to disturb open space. C. Smith explained the property was logged fairly recently so little mature vegetation exists. The canopy is very thick with emergent vegetation. Erosion control measures including the placement of orange construction fencing along the edge of clearing will be strictly enforced.

The major concern related to the drainage from the previous submittal was the concentration of all runoff into a large retention pond just across the street from Paugus Bay. One major pond failure from a heavy runoff event could impact Weirs Boulevard and send heavy volumes of sediment into the Lake. The new proposal creates multiple retention ponds with the largest being at the top of the slope sufficiently far away from Langley Brook to allow for filtration to occur if the pond were to over top. Water flows will also have time to slow down before reaching the other large retention pond at the bottom of the site near Weirs Boulevard. A certified erosion control specialist (CPEC) that has additional skills working with steep slopes will be utilized on this challenging project. The Beaver Dam on the Open space property blows out from time to time possibly depositing sediments downstream. Langley Cove has received quite a bit of sedimentation over the years. J. Rokeh believed a recent blowout contributed to the latest sedimentation. The capacity of the new drainage system will be able to handle the 100-year storm event. D. Anson questioned if all storm water calculations ended up being the same or less after the project was complete. J. Rokeh said all those calculations will be evaluated by a third party engineer chosen by the City by a third party as part of the site plan approval process.

H. May reminded them that all invasive species should be removed and suggested they add a provision in the condominium bylaws concerning proper future removal and disposal of invasive plants. D. Anson asked about the transportation of excess soils. J. Rokeh was not sure where the materials

would be shipped to. All soil piles will be girdled with erosion control to prevent runoff issues. Sedimentation ponds will be cleaned routinely during construction and one final cleaning will take place upon site stabilization. The Con Com asked about the plan for snow and salting activities as well as snow storage. J. Rokeh indicated there are specific snow storage areas. All catch basins will contain deep sumps that will capture some of the salt. No Phosphorus fertilizers will be used on the property and a water test before, during, and after will be required to monitor the water quality of Langley Brook and Paugus Bay. The city has taken some unrelated shallow cove samples and has current data for the tributary itself.

Dean Anson asked if this would be the last time the Con Com would see the proposal. S. McPhie added if the Planning Board has issues with the project they can ask the Con Com for a second review as a condition of approval. S. McPhie suggested the Con Com take the time to come up with any other concerns before the Planning Board reviews the project.

**b. Lisa Morin, Jewett Brook Discussion**

L. Morin was excited to host an upcoming stormwater event to be held on Wednesday October 24, 2012 at 6:30 PM. Luke Powell and Jeff Shloss will be two of the speakers at the event along with other guests that will talk about various stormwater related issues. Jewett Brook residents will also be invited because the seminar will use the Brook as an area that has been severely impacted by stream controls and runoff issues. One of the goals of the event is to provide the two communities with a preliminary plan on what happens next for Jewett Brook residents.

**c. Water testing update**

S. McPhie reviewed the successful year of water testing will come to a close this month. He thanked everyone for participating this year no matter if it was one or two times or multiple times. Everyone learned a lot about water testing this year so the Con Com can now teach additional volunteers how to water test for the upcoming season.

**d. Volunteers needed for Invasive species removal Friday September 21 United Way Day of Caring from 9-3**

H. May volunteered. Other members' schedules were booked that day. S. McPhie added he would be there along with 12 other volunteers to make the invasive plant problem on Water Street a little safer for native trees located within the 50-foot shoreline and improve the safety of the area for residents that use the boat launch area. Cooper products plans to take out additional invasive vegetation on the adjacent property in October.

The overall project will educate the volunteers on the dangers and proper removal of invasive plants.

**III. Old Business:**

**a. Non-Public Session concerning land acquisition per RSA: 91: A: 3 II (d) –roll call vote required to enter non-public session**

A discussion ensued on keeping the relationship between potential easement candidates open with Mike Foote and H. May in charge of outreach. Various upcoming seminars will be held to support these activities.

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

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

All permits have been commented on and addressed

**V. Other Business:**

**- Subdivision/ Site Plan update**

See the above Langley Cove discussion under new business

**- Commissioners Comments**

**L. Morin and the Con Com started a heated discussion on creating an Agricultural Commission to address the lately controversial topic about farming in the inner city.**

M. Foote explained a lecture by Claire Clark will preview the upcoming Book on the History of Black Brook here in Laconia at the Cactus Jacks Restaurant located on Union Avenue next Monday September 24, 2012 at 6 PM.

**- Staff Comments**

S. McPhie indicated water testing will end in time for easement walks to begin in October. If any members have a particular site they want to walk contact S. McPhie and he can arrange a convenient time to meet our yearly requirements.

**VI. Adjournment**

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