

MINUTES OF THE MEETING
March 20, 2013
CONSERVATION COMMISSION
Approved on May 15, 2013

PRESENT- Dean Anson, Deb Williams, Jane Connelly, Mike Foote and Lisa Morin

ABSENT- Marnie Schulz and Hillary May

OTHERS PRESENT- Chris Duprey, Akwa Vista and Robbyn Reed, P.E. SGC Engineering

I. Call To Order :

- a. Akwa Vista, preliminary discussion, the Lodges at Meredith Bay Construct one stand-alone mid-rise unit at 50 Lighthouse Cliffs on Tax map parcel 124 /234/3**

C. Duprey reviewed the March 19, 2013 Zoning Board Meeting where the project obtained a height area variance. A 2005 variance was granted for Multi-family housing in the RS zone for the three building Mid-Rise project. The steep slope ordinance is now in affect and has caused the location of the Lodges project to shift closer to Scenic Road.

Stormwater related items are as follows:

- All drainage structures taking water off site will not be expanded
- No impacts are proposed to the wetland due to the movement of the driveway to the south portion of the property.
- Storm Water will be held on site in retention ponds and in underground filtration systems before it is allowed to exit off site.
- They have entertained the possibility of adding porous pavement to the parking stalls.
- Perimeter drains were also discussed
- Oil water separators will be added to catch basins where appropriate

The Con Com provided feedback before C. Duprey was able to reiterate the proposal tonight was only a preliminary review. Staff had requested we attend tonight. S. McPhie added they have been asked to come in tonight so the Con Com has ample time to review the project. The Con Com expressed concerns in the past that two weeks

was not enough time to provide feedback to the Planning Board. Tonight the project has a window of 4-6 weeks before the actual Planning Board Review takes place.

D. Anson asked about the depth of bedrock and modeling for the 100-500 year storm. R. Reed added the retention pond is currently to be sized for the 100 year storm. D. Anson requested a copy of the Geo-Tech report. J. Connelly asked about how the development of this site would impact the Look off Rock property across the street. M. Foote asked for details on what the lowest depth of the building would be and what plans have been made to address any unforeseen ground water issues. D. Anson asked if they would be fracturing rock and if so how will that impact drainage. The Con Com was very interested in obtaining the entire drainage plan for the full build out of all the Akwa properties. C. Duprey admitted there were past issues with providing a full drainage plan for the entire area because it was less apparent then what additional properties would be acquired and what structures would be placed on the property. Today we have a much clearer idea and would provide as much detail as part of the upcoming full site plan submittal.

The Con Com asked if the land restrictions on the property were a conservation easement like the one placed on the Akwa Vista property. The answer was no. C. Duprey explained that the path running from the proposed unit will continue behind the three unit Midrise development then connect to the paved cart road at Akwa Vista to the Parking area for the Marina. The path would not be paved. A gazebo is currently proposed in the buffer area behind the Lodges project. S. McPhie explained when a development is proposed a certain amount of green space is required and in this case the steep slope ordinance increases the protected area by preventing the units from being placed in steeper location up the hillside. The advantage here is all lots are contiguous allowing each section of open space to be contiguous from the Lodges to Midrise and the upper Akwa Vista cluster.

D. Anson asked about predevelopment and post development runoff. R. Reed explained the runoff would stay the same but would be slowed and temporarily retained on site with underground and above ground control devises. The runoff would then flow off site by way of existing scenic road culverts and end up in a wetland area next to the

DOT rail corridor located along the Lake. The swales will be enhanced with plantings to further filter stormwater runoff.

D. Anson requested a summary of how the development of the Midrise units combined with the Lodges project will take into account any fracturing of the rock that may result in additional flows adding to the runoff volume. D. Williams expressed concerns about water quality impacts to the Lake. M. Foote supported the Planning Boards restrictions concerning the need to maintain existing vegetation as much as possible.

The target date for the first formal PB review of the completed plan is early June. S. McPhie reminded the Con Com to make sure to get their concerns in early to avoid any last minute submittals that might not allow for sufficient lead time for their comments to be properly reviewed by the PB. The Con Com will review the project again in May.

b. Black Brook fundraiser update

L. Morin reported back that the ARM funding request should include the EPA 9-point criteria of concern. NH DES felt the drinking water intake in Paugus would be a strong factor in the application. Further questions were raised about the perfect report for Black Brook. Maybe it is a Geomorphological report that is best but if more is required a more extensive Watershed investigation may be required costing upwards of \$ 75,000. It will be important not to deviate from the original plan and move forward with the geomorphological study as funds have already been committed to move forward with the first step in acquiring a long term solution to protect Black Brook Water quality.

L. Morin spoke with Luke Powell and they felt a study of Langley Brook would be in order.

Dean Anson suggested a joint meeting with Gilford Con Com at a convenient business location along Black Brook.

III. Old Business:

a. Transfer station Earth Day Master Gardner Update

The Children's educational event at the transfer station will occur on Saturday April 20, 2013 from 9:30 AM-12:00 PM. Pollinator attraction will be achieved by creating small bee houses in tubular structures. The Laconia Conservation Commissions will then take over in June landscaping the transfer station property utilizing Master Gardner's that are Con Com members to achieve the next step in the plan. M. Schultz will supervise the planting project with help from Dean Anson and the remainder of the Con Com members. S. McPhie distributed a mockup of the invasive species component for the final stage of the project due for completion in the fall. A kiosk and long range invasive management monitoring component will allow native habitat to thrive.

IV. Liaison & Sub-Committee Reports:

-Permit Sub-Committee – Questions and answers

No issues.

V. Other Business:

- Subdivision/ Site Plan update

See Akwa presentation above

- Commissioners Comments

M. Foote explained his recent outreach to those individuals in Town looking at placing their property into a conservation easement. He covered additional contact information for funding Open Space Inventory and Forestry Management plans and summarized critical steps necessary for owners to make the right decision: A fair market analysis should be completed for the land if it were to be developed and one showing if it were not to be developed.

M. Foote described a large break out of Burning bush on Highland Street in the vicinity of the hospital

A comment was made about Ahern State Park concerning possible stormwater pipes or past spill issues at the site.

A meeting will be held at 10 AM at the Local SAU office on March 22, 2013 to speak about the Community Garden project which will be implemented with the cooperation of HEAL.

D. Anson and M. Foote recommended the "Forest Unseen" as a great book that everyone should look into reading.

- Staff Comments

S. McPhie reminded everyone to focus on Jewett and Black Brook first so the Con Com does not spread itself too thin.

VI. Adjournment:

L. Morin made a motion to adjourn. The motion was seconded by M. Foote with the motion passing 7-0-0.