

**MINUTES OF THE MEETING**  
**October 16, 2013**  
**CONSERVATION COMMISSION**  
**Approved on November 20, 2013**

**PRESENT-** Dean Anson, Lisa Morin, Deb Williams, Marnie Schulz and Mike Foote

**ABSENT-** Hillary May & Jane Connelly

**OTHERS PRESENT-** Sara Dunn, Prescott Farms representative

**I. Call to Order:**

Review of the minutes from the Wednesday October 2, 2013 meeting

M. Foote made a motion to approve the minutes of October 2, 2013. The motion was seconded by D. Williams. The motion passed 4-0-1. L. Morin abstained.

**II. New Business:**

a. Brian Pratt, 207 Hilliard Rd MBL 175-107-7.1 Proposal to construct a 3-unit building with under-garages and parking

B. Pratt presented the three- unit condominium proposal. A new well will be installed in the 75-foot wetland buffer. A septic system will be placed outside of the buffer. B. Pratt advocated for the use of sheet flow to address parking lot runoff. The 75-foot wetland buffer would be the filtration device. Utilizing this method should disperse any sand or sediments evenly in the buffer. He felt future homeowners would not maintain a rain garden or swale. Roof runoff will be captured by drip trenches.

The Con Com was very adverse to any sheet flow solutions. The units would be lived in year round requiring snow storage. Snow storage should be placed as far away from the wetland buffer as possible. Additional vegetation should be added to the part of the buffer receiving the snow melt. D. Williams asked if any street trees will be added. B. Pratt added no additional trees were required.

M. Foote said he would be willing to evaluate the sheet flow argument. He did emphasize the city of Laconia generally discourages

sheet flow solutions. M. Foote made a motion to request all Con Com members visit the site to evaluate the sheet flow solution. The motion was seconded by D. Williams. The motion passed 5-0.

B. Pratt will forward materials in support of the sheet flow solution. A decision to support or reject the solution will be made at the November 6, 2013 Con Com meeting. A response letter from the Con Com will be forwarded to the Planning Board within a week.

- b. Jon Rokeh, CUP (wetland buffer) 640 Elm St MBL 309-71-2  
Proposal to amend the previous application and propose 9 lot conventional subdivision

J. Rokeh presented the 9-lot conventional subdivision. The original proposal was a 14-lot cluster development. The proposal was turned down by the Zoning Board. Laconia Zoning regulations require at least 10-acres to create a cluster subdivision. The Con Com supports the Zoning Ordinance to discourage small inner city lots from becoming future victims of suburban sprawl.

The Con Com was happy the project had been reduced in size and all homes were moved out of the 50-foot wetland buffer.

M. Foote made a motion, seconded by M. Schulz to send a positive recommendation to the Planning Board. The motion included adding specific local zoning language restricting fertilizer and pesticide applications. The proposed drainage structure will be located within the 250-foot Shoreland buffer requiring an Alteration of Terrain permit. All wetland buffers must be marked with buffer protection signage. A lot at the end of the cull de sac will require particular attention because its back yard is located within the 50-foot wetland buffer. The motion passed 4-0-1. L. Morin abstained from voting. See TRC Comments as well.

- c. Jon Rokeh, Update Langley Cove Update

S. McPhie requested J. Rokeh limit his discussion to the conservation easement area. Representatives from Prescott Farm want to focus on their major concerns. The Con Com agreed preserving open space is the most important part of the project. S. Dunn, representing Prescott

Farms, emphasized the need to have an independent entity conduct yearly monitoring. S. Dunn said Prescott Farms could not be the easement monitoring entity. S. McPhie added the city could be that entity. The task would be added to existing easement commitments. L. Morin was concerned about how the city would address wildlife and other specialized issues. S. McPhie said when wildlife related issues come up NH Fish and Game could be contacted. Additionally if we needed specific expertise we could use our outside services budget line item to jointly hire the needed expert. The Con Com would be a good fit to assure proper consultants are chosen to solve easement issues. Prescott Farm could be a partner in the decision making process.

- d. Open space meeting evaluation forms

Please be prepared to discuss these at our November 6, 2013 meeting.

### **III. Old Business:**

- a. Black Brook RFQ/RFP-RFQ Review

D. Anson requested presentations from the top two candidates. Members will need to complete the rating form for all three companies so we can move forward with the RFQ.

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

-Permit Sub-Committee -

Nothing to report

### **V. Other Business:**

- Subdivision/ Site Plan update

Tabled

- Commissioners Comments

S. McPhie requested follow up on the easement candidates. M. Foote explained D. Berry, open space consultant for the Con Com, apologized his staff never sent him the August e-mail request to contact the easement candidates. S. McPhie will make sure to get the conversation started again.

- Staff Comments

See under Commissioner Comments.

**VI. Adjournment:**

L. Morin made the motion to adjourn. The motion was seconded by M. Foote The motion passed 5-0-0.