

MINUTES OF THE MEETING
September 4, 2013
CONSERVATION COMMISSION
Approved at the October 2, 2013 meeting

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

ABSENT- Hillary May & Jane Connelly

I. Call to Order

Review of the minutes from the Wednesday August 7, 2013 meeting.

II. New Business:

- a. Jon Rokeh, site plan presentation for the proposed Mountain Lake Village. The Property is located off Mile Hill Road at tax map parcel 480/518/9.

Jon Rokeh and Phil Brouillard presented the site plan proposal. The improvements to the plan were required due to some significant changes in the Laconia Zoning ordinance as follows:

1. The wetland buffer increased from 30 to 50 feet.
2. The steep slopes ordinance eliminated disturbance on slopes over 25% and restricts disturbances on precautionary slopes of 15 to 24 %.
3. A big improvement in the cluster ordinance required that buildable area calculations must be contiguous. This eliminates the addition of small buildable areas isolated by wetlands or other features.

The original proposal included an oval shaped road running from the steep sloped hills above the bypass with house lots surrounding the oval covering the majority of the site. The current proposal restricts the road to the upper portion of the site, increases the size of the open space being protected and enlarges the wetland buffers. The amount of units would remain the same but be reduced in size. S. McPhie was very pleased the reduction in disturbed area potentially decreases the erosion control issues that could result as the site is a huge drainage area for uplands in Belmont with seasonal streams changing into wider creeks during heavy rain events. Open box culverts will be installed and erosion controls will need to be vigorously maintained. If erosion controls are not maintained DOT drainage structures will clog along the bypass which then flow into Meadow and Durkee Brook.

Mike Foote made a motion, seconded by Marnie Shultz, that the Laconia Conservation Commission reviewed the conceptual presentation tonight and felt the new proposal is a substantial improvement to the original

project because it decreases the impacts to the environment and meets the criteria of the new cluster ordinance. The Commission looks forward to a full site plan presentation in the future. The motion passed 5-0.

- b. Current status of all open construction projects not mentioned above.

S. McPhie indicated the Wal-Mart groundbreaking is due to begin by the end of the month. Christmas Island is slated to begin soon. The Advanced Auto-Parts store is under way on Court Street and Cantin's parking lot on Mechanic Street is also under way.

- c. Open space meeting scheduled for Tuesday September 24, 2013 from 6:30-8:30 PM at the Belknap County Complex.

L. Morin has sent out the invitations and we are hoping to have a great GIS presentation provided by Don Sunquist and other representatives from the Society for the protection of New Hampshire Forests.

III. Old Business:

- a. Black Brook RFQ/RFP-status report

The RFQ is out and we will be reviewing the candidates at an upcoming meeting.

- b. Union Cemetery Durkee/ Meadowbrook status Day of Caring project.

Progress is being made on the project. S. McPhie will forward the proposed hazard tree authorization letter to secure the trees along the Brook and follow up with a project adding vegetation to temporarily stabilize the banks.

IV. Liaison & Sub-Committee Reports:

Permit Sub-Committee –

The State of New Hampshire will selectively cut Paugus Bay State Forest.

A reduction in permit activity due to the upcoming fall is evident.

V. Other Business:

- Subdivision/ Site Plan update

See above

- Commissioners Comments

D. Williams described the summer projects conducted by her student environmental team.

- Staff Comments

None

VI. Adjournment:

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