

DRAFT
MINUTES OF THE MEETING
October 1, 2014
LACONIA CONSERVATION COMMISSION

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

OTHERS PRESENT – Steven Smith, PE, representing Beechwood Development and Mark Gross, PE, representing MHF Design Consultants for Taco Bell

I. Call To Order: Dean Anson called the meeting to order at 6 PM

Review of the minutes of Wednesday June 18, 2014

L. Morin made a motion to approve the minutes as presented. The motion was seconded by M. Foote. The motion passed 6-0.

Review of the minutes of Thursday August 18, 2014

L. Morin made a motion to approve the minutes as presented. The motion was seconded by M. Foote. The motion passed 6-0.

II. New Business:

- a. Appl#PL2014-01158CUP (wetland buffer) 61 Pendleton Rd MBL 152-290-40** Proposal to build one single family home in what was a 30- ft. wetland buffer that has since changed to a 75- ft. buffer

Steven Smith indicated the engineering and infrastructure work was designed under the 30-foot wetland buffer criteria. A few homes have already been constructed and much of the utility infrastructure is already in place. One additional foundation is also in place. The original proposal was designed for 15-homes. The modified 11-home proposal was submitted as a compromise to accommodate the newer more strict regulations. The new proposal protects 62% of the open space on site. In doing so the critical aquifer wetland area remains connected.

The comments from the original October 9, 2014 TRC 1 meeting all still apply. In addition to those comments the Con Com requested two additional conditions to assure protection of the varied wetland buffers on a lot by lot basis.

M. Foote made a motion to approve the old 30-foot wetland buffer on lot 8 only. The motion was seconded by L. Morin. The motion passed 6-0. The following two additional conditions apply:

1. Identify each wetland buffer restriction in the deed for all applicable lots in the subdivision.
2. Also list the wetland buffer restrictions, where they apply, in any current or future association bylaws.

b. Appl#PL2014-0116SP 1361 Union Ave MBL 304-220-15

The proposal is to demolish an existing KFC restaurant and construct a new Taco Bell fast food facility. The property is a legal nonconforming use located in and just above the 100-year flood plain and in the 75-foot Black Brook. It Buffer.

The Laconia Conservation Commission felt additional rain gardens should be added do to the close proximity to Black Brook and the need to reduce sheet flows. They also expressed concern that the end of both discharge pipes could not be located therefore one should camera the pipes to determine their functionality and condition. If the pipes were not functioning properly how one guarantee could the drainage will function according to the plan. All were in agreement that keeping the wetland buffer disturbance to a minimum would be advisable. The second discharge pipe at the southeast portion of the property would add a bypass pipe leading to a new rain garden to handle the first flush while not disturbing the current discharge pipe. The second pipe that cuts the site in half would also stay in place but all remaining stormwater on the site would be directed to the new rain garden behind the dumpster.

The following additional recommendations were generated by a motion by Lisa Morin. The motion was seconded by Mike Foote and the motion passed unanimously 6-0-0:

1. Choose a site contractor qualified to remove invasive species during the excavation and restoration process.
2. Add two rain gardens with suitable plant mediums to filter runoff from the two pipes that currently discharge into the wetlands. These plant mediums will be in addition to the two proposed stormceptor units.
3. Camera both direct discharge pipes to determine their condition. Make repairs accordingly to prevent future failure of any currently deteriorating infrastructure.
4. Divert the runoff from Cor. STC 1 which is currently a 12 "corrugated metal pipe (CMP) discharging to the wetland area to a new rain garden with suitable plantings.
5. Behind the dumpster create retention/ rain garden to filter runoff from the pipe that directly discharges to Black Brook located behind the building. Remove the frame and grate cover in the appropriate area along the drainage line replacing it with a solid cover directing sheet flow to the rain garden/retention area behind the dumpster.
6. The Con Com will provide information and a very general list of recommended plantings for the proposed rain gardens. You still will need to hire a landscaper qualified in rain garden planting selection and design to check the list. Doing so will assure a functional rain garden will be achieved for any surprise soils encountered during construction.
7. In the event the soils are not conducive to standard rain garden infiltration criteria alter the design are add additional soils to make the solution work properly.
8. Create no dangerous flooding or ponding conditions on site
9. Since four parking spaces are being given up to create additional green space comment 3 on the 9/10/2014 TRC 1 memorandum is no longer applicable.
10. Create a maintenance plan for the rain garden plantings. Keep a copy at corporate and require a copy to be kept on site to prevent future violation of the site plan.

The Con Com expressed the need for funding from Taco Bell to support the Black Brook Geomorphological Study.

- c. Discussion of New Hampshire DES 2014 changes to wetland regulations.

Tabled to a date uncertain

III. **Old Business:**

- a. Brook Subcommittee updates on Black and Durkee Brook

L. Morin updated the Con Com on the Durkee Brook Union Cemetery meeting held on Thursday September 25, 2014. Eric Williams from NHDES was on hand to speak to the topic of Soak up the Rain. Residents along Durkee Brook were also in attendance. L. Morin, S. McPhie, and E. Williams were able to field many of the questions. All technical geomorphological concerns would be referred to Randall Shuey, PE, who was not in attendance tonight because of a last minute business commitment. Mr. Perley was on hand to discuss the progress of the Union Cemetery finalizing a solution to the hazard tree issues on site. In addition planning for future stabilization projects is underway and will be contingent on their budgetary constraints.

The meeting presented an opportunity to work jointly with Durkee Brook abutters to encourage participation, financial and otherwise, to create a long range plan to stabilize and reduce future issues along the Brook while still allowing the Brook to naturally meander.

S. McPhie announced the Black Brook Aqua-logic United Way Day of Caring Milfoil removal project was a great success. Removal of 410 pounds of milfoil was achieved.

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

Permit Sub-Committee review and updates

We expedited quite a few permits for various projects scheduled to occur during Lake and River draw down that is scheduled between October 14- 23.

V. **Other Business:**

- Subdivision/ Site Plan update

Akwa Vista would be seeking their wetland permit for their previously approved duplex project.

- Commissioners Comments

Dean Anson passed out information packets so the Con Com could participate in the Master Plan Update. Re-Image Laconia !

- Staff Comments

None

VI. **Adjournment:**

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