

MINUTES OF THE MEETING
October 15, 2014
LACONIA CONSERVATION COMMISSION
Approved at the December 3, 2014 meeting

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

ABSENT- Mike Foote

I. Call To Order :

Review of the minutes of the October 1, 2014 meeting

L. Morin made a motion to approve the minutes as amended. H. May seconded the motion. The motion passed 5-0.

II. New Business:

- a. **Appl#PL2014-0214CUP (wetland & water-body buffer) 25 Eastman Shore Rd MBL 313-67-10.** Proposal to remove a single family home in the 50-foot Shoreland buffer and build a larger home in its place. The home will be placed slightly back from the current footprint. An updated septic system and an additional well will be required.

L. Morin made a motion to add the following recommendations to the existing 10/8/2014 TRC1 comments. The motion was seconded by Marnie Schulz. The motion passed 5-0.

1. Add salt tolerant rain gardens at the end of the driveway in an appropriate location between the proposed northern porch and the lower point of the large wetland. See the Vermont Rain Garden manual at :<http://www.uvm.edu/seagrant/publications/34>
2. Use a sand/salt mixture similar to those used by city water works to reduce winter stormwater salt loading of the extensive wetlands and buffers on your property.
3. Leave the woody debris in the natural swale located on the northern side of your property. Doing so will slow down flows during heavy rains allowing sediments to drop out before accumulating in concentrated wetland buffer area.
4. If any toxic soils or remnants of the existing septic system are encountered remove and dispose of these materials off site.
5. Consider the use of rain barrels for any remaining roof runoff capture opportunities not addressed by the drip trench.
6. Any remaining stormwater flows from the driveway not captured by the proposed rain garden should be diverted to a vegetated swale located closer to the street.
7. Take pictures of all milfoil along your dock area and provide us a record as required under Laconia Ordinance 235-19 F-d "include a sketch and photograph of the locations of invasive milfoil in and around any docking structure."

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

Proposal to demolish existing KFC restaurant to construct a new Taco Bell restaurant. The property is a legal nonconforming use located in the 100-year flood plain and the 75-foot Black Brook Buffer.

Mark Gross presented the following proposal to remove the current Kentucky Fried Chicken restaurant located at 1321 Union Avenue in Laconia. The restaurant will be replaced with a Taco Bell built on approximately the same footprint. The Laconia Conservation Commission reviewed the site plan at their October 1, 2014 meeting.

The following additional recommendations to be added to the TRC 1 comments generated on September 8, 2014 as a motion by Lisa Morin. The motion was seconded by Mike Foote and the motion passed unanimously 5-0-0:

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.

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

The discussion was tabled due to time constraints.

H. May had to leave the meeting due to the time.

III. Old Business:

- a. Black and Durkee Brook subcommittee updates

A Black Brook site walk will take place in November to review site progress.

IV. Liaison & Sub-Committee Reports:

Permit Sub-Committee review and updates

There has been no letup in permit requests.

V. Other Business:

- Subdivision/ Site Plan update
See above
- Commissioners Comments

D. Anson read a recent article concerning the availability of a Marina property in Lakeport. He requested the Con Com send a letter to the City Council in support of the City purchasing portions of or the entire marina property. He suggested it would be a rare opportunity to create public access to Paugus Bay among other green space benefits. D. Anson would write the letter and send it to S. McPhie to quickly send it to Council before this Friday's deadline.

D. Williams made a motion, seconded by L. Morin, to authorize D. Anson to write a letter of support of the City purchase of the Marina or portions thereof.

D. Williams and L. Morin added the recently planted Memorial at the Messer Street Bridge will need some erosion blankets added to it. Doing so will prevent erosion. S. McPhie would forward the request to Public Works so they can take proper measures to stabilize the site for the winter.

- Staff Comments

None

VI. Adjournment:

D. Williams made a motion to adjourn. The motion was seconded by L. Morin. The motion passed 4-0-0.