

MINUTES OF THE MEETING
November 5, 2014
LACONIA CONSERVATION COMMISSION
Approved as amended at the December 3, 2014 meeting

PRESENT- Hillary May, Lisa Morin, Mike Foote, Dean Anson, and D. Williams

ABSENT- Marnie Schulz

I. Call To Order :

H. May called the meeting to order at 6:00.

J. Rokeh entered the meeting at 6:15 PM. D. Anson entered the meeting at 6:30 PM.

II. New Business:

- a. Jon Rokeh, PE, Rokeh Consulting LLC will update the Conservation Commission on the 291- unit Langley Cove site plan. The property is located at 553 Weirs Boulevard.

J. Rokeh explained how many of the Conservation Commissions (Con Com) concerns about the Langley Cove site plan have now been addressed. Tonight he has brought the most current August 10, 2014 set of plans and will attempt to address any remaining issues.

S. McPhie reviewed some expanded recommendations listed on the 10/28/2014 TRC 5 memorandum. The Con Com should bring forward all additional concerns before the complete Langley Cove site plan is eligible for Planning Board acceptance in January or February.

The following are some repeated and additional recommendations:

Eliminate all buildings proposed for prohibitive steep slopes. Taking this action should expedite the review process and reduce the need to seek a zoning variance. Water testing will be required and conducted by an independent company.

S. McPhie reviewed the changes in the wording of the open space easement and reiterated the need to have an independent Conservation Attorney review the easement language. Currently the easement limits access to Brady Sullivan and guests only. The easement includes permission for school groups to use the property on the condition they request access from Brady Sullivan first. In turn Brady Sullivan would grant access for a particular date and time. The Con Com will be allowed to walk the property, on a yearly basis, to alert the owners of any easement violations.

The Con Coms only remaining major easement concern is when Brady Sullivan transfers easement ownership to the Condominium Association there will then be hundreds of users of the land. One of the main arguments the current easement language was acceptable to the Con Com was the fact that only the Brady Family and friends would use the site for outdoor activities and also be responsible for restricting access. Since easement language is difficult to change we need to guarantee the Association can alter the easement language to meet the requirements of the open space protections.

Back up erosion controls shall be available on site at all times during construction. Being proactive will eliminate any lag time during emergency erosion failures. The use of stump tailings is a very efficient and economical use of existing materials on the site but silt sock must also be installed as a secondary containment measure. Brady Sullivan should provide an example of a bond cost estimate for erosion controls from a similar sized recently completed steep sloped project. The Con Com recommends the erosion portion of the construction bond be increased accordingly. Adding additional funds to the erosion control portion of the project will prevent multiple wetlands and/ or clean water violations from occurring and prevent any costly construction.

The Con Com will need to write down any outstanding issues they have with the Langley Cove project so the Planning Board has sufficient lead-time to go over that material before they entertain acceptance of the plans.

- b. Steven Smith, PE, Steven Smith & Associates Inc. will present a concept plan for the TITFLEX/Smith's Tubular Systems industrial expansion. The property is located at 93 Lexington Avenue requiring conditional use permit review.

S. Smith presented the preliminary plans for the expansion of the existing Tubular Systems plant. A CUP application will be required because the project will impact the entire wetland buffer. D. Williams asked where snow would be stored. H. May added all stormwater should be pretreated before entering the wetland because it appears no filtration buffer will remain after construction is complete. S. Smith said this information will be added to the plan upon full CUP site plan submittal.

The Con Com asked why the adjacent parcel was not purchased to expand the facility. S. Smith explained the wetland located on the adjacent parcel was rated more valuable than the ones on this parcel therefore purchasing that land from the City was deemed not a viable option. As indicated above many trees have been removed and will be removed upon the project's completion. The only natural filtration area will be the lot south of this property. Now that we have published findings from Dan Coons, wetland scientist, protection of that city parcel should be considered.

The Laconia Zoning Ordinance will require traffic islands be included in your parking lot design. The Con Com recommends those islands be made of pervious materials and not be paved. Additional plantings should be added on site to filter roof runoff. When the loading dock is changed all spill prevention and containment measures should be updated to prevent any sheet flows from entering wetlands on or off the site.

In the event added vegetation is not feasible on the site a green roof should be considered to capture most of the rain water reducing impacts to adjacent wetland areas.

No vote or recommendation was provided tonight. The Con Com will have a full site plan presented to them in the near future.

- c. Tom Selling, PE, T. R. Selling Engineering, P.C. will present a re-install of a 24" diameter CMP culvert. The culvert will cross an existing one-foot wide scrub-shrub wetland to gain access into the property.

T. Selling presented the Paint Ball Park proposal within the context of applying for a wetland crossing to access the site. M. Foote, an abutter and Con Com member, had concerns with water spilling onto his property from previous work done on both sites. Concerns were raised about protection of the wetland buffers and the incomplete information provided by the MSDS sheets specific to the compounds used in paintballs. In particular information provided like "The toxicological properties of paintballs have not been investigated. 'Exercise due caution to avoid accidental release of this material to aquatic or terrestrial environments" were cause for concern.

T. Selling indicated a wetland scientist will be brought in to determine the wetland buffer area and agreed to provide alternative MSDs sheets that would be more detailed about their environment impacts. T Selling wanted to emphasize the majority of the materials used in the manufacture paintballs have the same chemical makeup as edible antacid tablets and therefore were not considered hazardous.

L. Morin suggested we research existing paintball parks and see if they have had any environmental issues. D. Anson recommended contacting the water division of the United States EPA to clarify if Paint Ball parks currently pose or have posed a threat to drinking water or aquatic habitats. Soil testing and water testing were discussed. D. Anson supported both water and soil testing and L. Morin felt testing of the soils would be sufficient. Additional information on how quickly paintballs decompose should be gathered along with information if there are any safer alternatives to the current materials used in making paintballs.

A discussion ensued about what changes needed to be made to the plans. It was decided that T. Selling, S. McPhie, and M. Foote will meet onsite this Thursday to evaluate the project area. The Con Com will therefore will be unable to sign the expedited dredge and fill permit tonight until some additional site questions can be answered. T. Selling explained the proposed wetland crossing and culvert were left onsite from a past logging operation and felt his current design was the least impacting wetland alternative.

III. Old Business:

a. Black and Durkee Brook subcommittee updates

A Black Brook site walk will take place on November 19, 2014 in place of our regularly scheduled meeting. The purpose will be to review progress that has been made thus far with the Geomorphological study.

IV. Liaison & Sub-Committee Reports:

Permit Sub-Committee review and updates

Four permits were reviewed at the meeting mostly concerning dock replacements in kind.

V. Other Business:

- Subdivision/ Site Plan update
- Commissioners Comments
- Staff Comments

VI. Adjournment:

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