

**MINUTES OF THE MEETING**  
**May 4, 2016**  
**LACONIA CONSERVATION COMMISSION**  
**CITY Hall**  
**Room 200B**  
**Approved at the May 18, 2016 meeting**

**I. CALL TO ORDER:** Dean Anson called the meeting to order at 6:00 PM.

**PRESENT-** Dean Anson, Deb. Williams, Lisa Morin, Marnie Schulz, and Dick Christopher

**ABSENT-** Mike Foote

**OTHERS PRESENT-** Pat. Wood, attorney, Vahae Apelian, Yervant Nahikian principals, and the architect for the project all of which are representing Phoenix Capital

**I. REVIEW OF THE MINUTES:**

1. Review of the public minutes for the March 16, 2016 meeting

L. Morin made a motion to approve the minutes as amended. The motion was seconded by M. Schulz. The motion passed 5-0-0.

**III. New Business:**

1. **Phoenix Capital will present ideas on the possible development of the 21-acre lot located on Endicott Street East at tax map parcel 164/72/1.**

P. Wood presented the original approved Shaker Hill estates project. It called for constructing 116-units consisting of connected town houses and some standalone condominium units. The approval for this site plan has lapsed. The other major change impacting the project is the change from a 30-foot to a 50-foot buffer.

A new less dense conventional subdivision consisting of 88- units is proposed tonight. Some of the infrastructure is already in place including many roughed in dirt roads and a large retention/detention pond located at the northeast section of the project. Due to the high water tables and extensive ledge many units will be constructed on slab. The Developer was excited to announce their proposal would connect trails to the recently improved Weirs Community Park.

The project will be built in phases with the first phase being located on the Endicott East street side of the property. The Conservation Commission (Con Com) asked what the size of the lots would be. Laconia regulations in the SFR zone require each lot to be 10,000 square feet in size. Y. Nahikian explained the proposed lots would be smaller than 10,000 square feet requiring a variance if the conventional subdivision route is followed. A cluster subdivision concept was discussed but rejected by the owner.

**The following questions and concerns were expressed by the Commission:**

- The Conservation Commission was concerned about the stormwater issues on-site and reminded presenters that no net increase in runoff offsite should occur. S. McPhie explained the first proposal for 116- units submitted an approved stormwater plan. Since the units have been reduced and the wetland buffer increased the current proposal should alleviate some runoff issues. The Con Com will still require an updated stormwater plan because the site is very wet and contains ledge. D. Anson expressed concern the adjacent lot on the Lake side is currently forested and if that changed what would be the impacts of this development to the abutter's water table. He requested a complete test borings report showing the locations of ground water and depth of ledge along with directional flow arrows to be part of the submission of the stormwater report. It is believed most of the water runoff and groundwater flows to a large retention/detention pond that day-lights into a stream of variable size. The Developers indicated no additional blasting is proposed which should minimize disturbances. S. McPhie agreed and reminded the developer the Laconia site plan regulations require no water from any site can negatively impact abutters. P. Wood mentioned he believed that was also a State Law. The Con Com agreed that careful review of the stormwater report will be necessary (Third Party).
- S. McPhie suggested the owner consider moving or eliminating some of the units from the very edge of the deep detention pond as he witnessed eroding and riling a few years back when nothing had yet been developed at the site. The slope around the pond is quite steep. The Developer is considering eliminating a portion of the road located on the Lake side of the retention pond to address some of these issues. It will be important to monitor the stability and capacity of the pond as trees are removed and areas are paved. The remaining trees in the interior of the site will stay in place because the middle portion of the property is within the improved 50-foot wetland buffer.
- L. Morin suggested the use of porous pavement on the driveways. All agreed this should be looked at. The roads themselves may still need to maintain conventional pavement.
- S. McPhie mentioned, with the Con Com in agreement, in the event the new road configuration requires a choice of moving into the Landscape buffer or pushing the units back into the wetland buffer we request you seek the variance from the landscape buffer. Obviously maintaining the integrity of both buffers would be preferable.
- D. Christopher and L. Morin asked how the green areas would be managed. They expressed particular concerns that no phosphorus fertilizers be used.
- Minimize the use or ban entirely pesticides and herbicides (with few exceptions).
- Place snow storage areas on the site plan and minimize salt use where possible.
- D. Anson and M. Schulz asked about what kind of homes were proposed. They asked if the lots would be sold separately or if homes would be built and sold as a group. The owners explained the market would decide how the build out would occur.
- L. Morin added the hydrology of the site is critical, all invasive species will be removed and properly disposed of, and it should be considered, where

possible, adding Rain gardens or wet gardens to filter any additional runoff from the site.

- The Con Com will require a detailed landscaping plan when it is available.
- All utilities on the site must be underground.
- When the Association is formed maintenance plans for many of these suggestions tonight should be added so future property owners will be aware how to manage the drainage and landscaping on the property.
- The Con. Com. was pleased that the new proposal was a reduction from the original one. A future full scale presentation of a fully engineered site plan will be required.
- All proper erosion controls should be in place before land disturbances occur. The erosion controls should be maintained on a regular basis.

2. Milfoil subcommittee update

No updates

3. Update on Laconia Key-Club Spring rain garden and Invasive species projects

L. Morin explained the preparation that will take place for the Saturday May 7, 2016 event. The final product will be a wonderful rain garden at Tardif Park. The Super Soil product will be used. The Invasive species project will not take place this time around.

Public works will do the digging and preparation work. L. Morin would supervise the planting and the Key club would fill the garden in. L. Morin will talk to K. Dunlevy, Park Recreation Director, so the rain barrels can be added at a later date. This is a great opportunity to expose the public to Rain gardens! D. Anson and the rest of the Con Com volunteered to assist with the project in the event it is not completed that day. All members and staff thanked L. Morin for taking on this task.

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

1. Permit Sub-Committee review and updates

Two dock permits were submitted and reviewed.

## **IV. Other Business:**

1. Subdivision/ Site Plan update

S. McPhie indicated multiple small submittals are trickling in for review at the upcoming Wednesday May 11, 2016 TRC meeting. Two will be reviewed at the May 18, 2016 Conservation Meeting. No wetland impacts but stormwater review comments will be welcomed.

2. Commissioners Comments

D. Christopher updated the Commission on the location of the raised bed project he will be working on in Tilton. Two four by eight beds will be installed at the entrance to the single family development named Lochmere meadows. The install is scheduled for early June and is part of the Food for caring program.

Wendy Scribner will speak about Invasive insects in Tamworth on Wednesday May 25, 2016. The time and location of the event is to be announced.

D. Anson updated the Commission on the latest recommendations to protect some of the Ash Trees from the Emerald Ash Borer. The focus now is to treat the younger White ash trees. The larger Ash trees may not be as lucky as the insect begins to move further around the State.

D. Williams announced she successfully secured the grant funds for the yearly Lakes Hosts Laconia program. The Conservation Commission match is \$5,000.00 from Current Use funds. We look forward to a great summer of weed watching and environmental projects.

The NH Lakes Congress will be held on Thursday & Friday June 3 & 4 2016 at the Mills Falls Marketplace. It will begin with a lecture Thursday night at seven. See the web link at: <https://nhlakes.org/events/lakes-congress/>.

A meeting will be held at 2 PM May 25, 2016 at the Lakes Region Planning Commission to speak about participation in the Winnisquam Lake Association concerning among other things milfoil management.

The Lakes Region Planning Commission Annual meeting will be held on June 25, 2016.

3. Staff Comments

None

**V. Old Business:**

1. Brook Subcommittee updates

L. Morin will move forward with implementing signage along the Brook to discourage people from feeding the fowl.

2. Update on 30-foot waterbody buffer research and presentation

The Planning Board approved the Ordinance change and update and the final step will be to present the project to the Laconia City Council.

3. Summary of the Transfer Station Earth Day Yearly Event

M. Schulz and L. Morin helped to make the day a great success with their talk on pollinators for this largest yet Girl Scout event. L. Morin through the Belknap County Conservation District has obtained a grant to identify by a windshield survey the presence of pollinator plantings in Laconia.

**Non-Public Session concerning land acquisition per RSA: 91: A: II (d)–(roll call vote required).**

D. Anson requested entering Non-Public Session concerning land acquisition per RSA: 91: A: II (d). A Roll call vote was made with Dean Anson, Deb. Williams, Lisa Morin, Marnie Schulz, and Dick Christopher all voting to enter Non-public session.

**VII. Adjournment:**

***L. Morin made a motion to adjourn the meeting. The motion was seconded by D.***

*Christopher passing 5-0.*