

City of Laconia
Conservation Commission
Wednesday, May 3, 2023 - 5:30 PM
City Hall in the Armand A. Bolduc City Council Chamber
Accepted July 19, 2023

5/3/2023 - Minutes

1. CALL TO ORDER

Call to order 5:35PM

2. ROLL CALL

Dean Anson (Chair) Deb Williams (Vice Chair), Bob Harrington, Lisa Morin, Mike Foote

3. SALUTE TO THE FLAG

4. RECORDING SECRETARY

5. STAFF IN ATTENDANCE

Sheena Duncan, Conservation Planner Technician

6. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

7. OLD BUSINESS

8. NEW BUSINESS

8.I. Endicott Street North , (114-252-3) Conditional Use Permit For Steep Slopes

Nick Sceggell (Dubois and King), Shannon Casey (realtor), Johnathan Boutin (attorney) and Bill Ryder (Owner) were in attendance.

N. Sceggell presented the application, explaining the wetland buffers delineated at the northwest portion of the site, explaining the 100 foot vernal pool buffer that was preemptively applied to the wetland. He explained the precautionary and prohibitive slopes and their calculation, as well as the need to remove rock from the site where there was ledge exposed or close to the surface, further explaining the shallow depth of soil (48" max), the extensive drainage network of catch basins and underdrains.

L. Morin asked if storm water treatment was part of the design- N. Sceggell said that the system was designed to treat up to a 50 year storm per state requirements. M. Foote asked how the filtration system would be maintained- N. Sceggell said that there would be inspection ports, and the sand filters and the spreader systems could be tested.

D. Anson asked if the property were to be served by city sewer/ water- it will be.

D. Anson asked about the capacity of the system- N. Sceggell said that per the Alteration of Terrain Permit requirements, the system must store water for up to a 100 year storm, with out increasing stream flows. D. Anson asked what would happen if there were a 100 year storm, noting that more frequent and intense storms were becoming normal- N. Sceggell said that the system was designed per state and city requirements. J. Boutin said that the storm water is not currently treated, and that this system would provide a service that does not currently exist.

S. Duncan asked about the catch basin's ability to store/ infiltrate storm water- N. Sceggell said that they were not infiltrating, but "deep sump," used to treat heavier sediments.

L. Morin asked about construction timing- when it would begin and end- N. Sceggell said that the timing would be based on approvals and weather allowance.

B. Ryder said that each site would have a landscape package, and that the condominium buyers would choose how their lots would look. Arborvitae would be planted along the lot line with the adjacent condominium development.

D. Anson asked who would be responsible for maintaining the phasing of development- N. Sceggell said that there would be a 3rd party reviewer, SWPPP inspections and oversight by the conservation technician.

L. Morin asked what would happen if the construction did not complete in the estimated time frame- J. Boutin said that the applicant could seek an extension.

M. Foote asked if the current runoff had been calculated- N. Sceggell said that the proposed outflow would not exceed the 50 yr storm allowance. He said that the AOT requirements and oversight were likely stringent enough that there would be no need for 3rd party review of construction. He said that the AOT permitting still needed to be done.

D. Anson noted the visual impact of the development. Bill Ryder said that the units would be new and reviewed yearly (the units would not be an eye sore). He said that after plantings had been done, it would not be ask visually impactful. L. Morin noted that Con Com recommends native species plantings but would have to send a general list not knowing the sit conditions.

D. Williams asked if the applicants were determined to stay at 100 units- B. Ryder said that they were.

D. Anson asked how phasing would impact the development- N. Sceggell said that infrastructure would be laid out first, followed by the units which would be added in phases.

D. Anson asked about lighting- B. Ryder said that once it was condominiumized the lighting would be the responsibility of the association. M. Foote said that the lighting should all be downcast and dark sky compliant, emphasizing the displeasure that residents would experience due to light trespass.

S. Duncan expressed that the ordinance requires dark sky compliance, and that this was not the place to limit the lighting hours- noting concerns about security lighting on the property especially when fully vacant. She asked that the applicant consider that the Hackmatack was a similar type of development that the public accepted largely because the visual impact had been reduced by the use of trees.

L. Morin noted that the remaining mature trees may be killed off due to light pollution and changed to their normal growing conditions.

*** end of meeting: D. Williams motioned to have all comments in to the Conservation Planning Tech by May 10 regarding the two applications, seconded by L. Morin, all in favor.

8.II. White Oaks Road (278-241-5) Conditional Use Permit For Steep Slopes

Nate Chamberlain of Fieldstone, Attorney Dan Muller, and applicant Peter Grenier presenting.

N. Chamberlain reviewed the design, explaining the steep slopes and ledge present on the site. He answered the questions submitted by S. Duncan at the first round of Technical review. He explained the

gradual slope of the new proposal for drainage, explaining that it would pass through treatment swales as it made its way to the lower (northern) end of the site where there was an existing wetland. Remaining slopes on site were designed to be grassed- the slope would not exceed what the grass could handle. There would be a buffer of existing standing trees along the southern/ western end of the development at the bottom of the slope. Lighting was designed to be pole mounted and down cast- a lighting plan included with the application. The site was designed to be phased in development, infrastructure would be built in phase one as well as a condo on the lower slope, one on the higher, with additional buildings constructed as the first were sold.

N. Chamberlain stated that White Oaks Road does not have a curb, and water is already flowing onto the site- a number already calculated for.

D. Anson asked if the proposed grass could be replaced with pollinator friendly plant species- N. Chamberlain said it could be considered. L. Morin said that Con Com could provide recommendations.

S. Duncan asked if they were confident that the salinity of the stormwater would have no effect on the wetland- N. Chamberlain said that they were.

*** end of meeting: D. Williams motioned to have all comments in to the Conservation Planning Tech by May 10 regarding the two applications, seconded by L. Morin, all in favor.

9. NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES APPLICATIONS

10. OTHER BUSINESS

: D. Anson reminded the Commission about the display that would be arranged at the Belknap Mill- open from 9:00-5:00 with an open house to be held on Monday, May 8 from 5pm to 7pm.

There would also be a painting class held at the mill at 6:00pm Wednesday May 10, showcasing the use of all natural materials.

L. Morin noted that there would be an invasive species removal demonstration held at Prescott Farm on June 3rd.

The Commission discussed their displeasure at the number of ordinance violations that had been transpiring- for instance the tree clearing and loam storage on the lot at Belmont Road. They discussed methods by which these issues could be corrected in the absence of a planning director. The Commission stated that they would like the opportunity to be informed about all planning Board and Zoning Board issues in order to be sure that there were no going to be additional violations in future development- rather than only being informed when there was a specific requirement for Con Com review (CUP).

D. Williams motioned to have all comments in to the Conservation Planning Tech by May 10 regarding the two applications, seconded by L. Morin, all in favor.

11. LIAISON AND SUBCOMMITTEE REPORTS

12. STAFF REPORT

13. ADJOURNMENT

Motion By R. Harrington to adjourn. Seconded by D. Williams. All in favor. Meeting adjourned at 8:35PM.