

CONSERVATION COMMISSION MINUTES

MAY 3, 2023

APPROVED: June 7, 2023

AGENDA: Election of Officers

23SUPO4 – HESS – 401 WULAMET ROAD - #103-014 - CANCELED

23SUP05 – PAUL FLEMING – 45 LAKE STREET - #113-020

BRECK-PLANKEY SPRING AND OTHER PUBLIC OWNED PROPERTIES

- **NEW KIOSK AND PICNIC AREA AT BRECK-PLANKEY SPRING**
- **#216-078 RIVERDALE ROAD STATE PROPERTY – PICNIC AREA**

CONSERVATION PROPERTY VISIT - SCHEDULE

ATTENDING: Carroll Brown (Chair), Richard Batchelder (Vice Chair), Janet Cote, Richard Metcalf, Elizabeth Miller, Bill Haskell (Alternate) and Chip Carleton (Alternate) **via Zoom**

OTHER: Christina Goodwin (Town Administrator), Joanne Bailey (Land Use Manager), and Donna Sullivan (Land Use Administrative Assistant) and Applicant: Paul Fleming

Chair Brown called the meeting to order at 6:09 pm with a quorum present in-person with alternates participating. A roll call was taken.

23SUPO4 – HESS – 401 WULAMET ROAD - #103-014 – canceled

Ms. Sullivan announced that she received a call from Mr. Hess and his client wishes to make some changes to their plans, so he was pulling the application from tonight's meeting.

23SUP05 – PAUL V. FLEMING & SONS LLC – 45 LAKE STREET - #113-020

Ms. Sullivan shared information for the application for Special Use Permit #23SUP05 to demolish the existing building and rebuild a new mixed-use building at 45 Lake Street. The property abuts the Newfound River, and the excavation for the driveway will take place within the 50-foot setbacks outlined in the Wetlands Ordinance requiring a Special Use permit from the Planning Board. His hearing is scheduled for May 24th.

Mr. Brown asked Mr. Paul Fleming to present his plans for the Conservation Commission review.

Mr. Fleming stated he plans to demolish a dilapidated building on this property and re-construct a building on the exact footprint which will be for a design showroom on the first floor, a two-car attached garage, and two apartments on the second floor. There is an existing deck on the river side of the property that will be replaced, and a parking area will be located on the side lot of the property using pervious pavers. He stated that a NH Department of Environmental Services (NHDES) Shoreland Permit was in process for this project. All conditions of the Shoreland Permit will be followed to protect the Newfound River while demolition and construction is in process. Detailed plans were reviewed with the Commission, noting the excavation activities and materials detail for the parking area and a smaller sized deck. Special attention was given to grandfathering, and to the excavation plans and the fill details for the use of pervious pavers for the parking area. No septic design was needed as this property has Town water and sewer.

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23SUP05 – PAUL V. FLEMING & SONS LLC – 45 LAKE STREET - #113-020, continued

Following the presentation and discussion by the Commission, Mr. Batchelder motioned to support the project with a recommendation for approval as designed to the Planning Board. Ms. Miller seconded. The motion carried by roll call vote 5-0-0.

OLD BUSINESS:

Election of Officers

Mr. Brown stated that a full Commission was present, and the election of officers could be conducted. He opened discussion stating he would like to step down as Chair due to other commitments with the Select Board and State Legislature. After some discussion of duties and interest, Ms. Cote nominated Mr. Batchelder to serve as Chair. Ms. Miller seconded. The motion carried by roll call vote 5-0-0. The position of Vice Chair was discussed. Ms. Cote motioned to nominate Ms. Miller as Vice Chair. Mr. Batchelder seconded. The motion carried by roll call vote 5-0-0. Mr. Batchelder asked to take on his position as Chair at next meeting. Mr. Brown continued as Chair for this meeting.

NEW BUSINESS:

NEW KIOSK AND PICNIC AREA AT BRECK-PLANKEY SPRING

Mr. Brown stated that at the last meeting previous discussion indicated that there may be interest in expanding recreational and educational use at the Breck-Plankey Spring property to promote Conservation Education with an Information Kiosk and possibly addition of a small picnic area.

Discussion followed about the existing kiosk and who may be responsible for this and who might have the ability to update the information posted. It was unclear who may be able to post or change what is in the kiosk. Ms. Goodwin indicated she believed it was a high school project and that it was now the Town's responsibility. This will be confirmed. Mr. Metcalf shared that the High School is looking for community projects. Thoughts were shared about using the existing kiosk to provide Conservation Education rather than adding another kiosk.

More discussion followed about the use of the property as a picnic area. Most felt it was not necessary with Mill Stream Park so close by. Suggestions were made about parking improvements and possibly placement of benches to allow seating for those who use the Spring. The Commissioners agreed that if improvements were made, these could make a great Eagle Scout or School project. Vandalism and maintenance concerns were raised and whether the property should be opened up for more public use. More research and a site visit will be done before a decision is made on further use of this property.

#216-078 RIVERDALE ROAD STATE PROPERTY – PICNIC AREA

Mr. Brown and the Commission discussed the State-owned property located along the Newfound River at Riverdale Road. It is believed this is part of the Old Rte. 3A State right of way and it was a property mentioned by Shaun Lagueux at the last Conservation meeting as part of discussion of public owned properties that may serve as good locations for picnic areas or other conservation/recreational use. It was determined that this site should be visited to determine its value for any public use. This will be added to the upcoming Conservation Commission property site visit schedule.

OTHER PROPERTIES OF INTEREST FOR PUBLIC ACCESS AND USE

There was discussion about the access to the Newfound River near the Dismantled Dam Site off Lake Street. There was concern for the view loss of the river, access for fisherman, and overgrowth blocking a historical information sign and the historic Dam Power Building still located on Lot #216-014. Further

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research as to who cuts the grass and maintains the grounds was needed. Mr. Brown mentioned that historical photographs were taken at the time of the dismantling of the dam, and he was curious where these might be. Mr. Batchelder suggested using Google to search Old Dams and Mills and these may be located.

CONSERVATION PROPERTY VISITS – SCHEDULE

Dates were discussed for visiting more Conservation and Town properties. It was determined that the Commissioners would meet at the Breck-Plankey Spring on Saturday, May 20th at 9 am. The following properties were listed for visits pending permission for some locations:

- Breck-Plankey Spring
- #216-078 Riverdale Road
- #216-014 Old Dam Site on Lake Street
- Worthen Easement properties – Peaked Hill
- Danforth Brook Well Site

MINUTES:

The minutes of March 1, 2023 were reviewed. Mr. Metcalf motioned to approve the minutes as written. Mr. Batchelder seconded. The motion carried by roll call vote 5-0-0.

The minutes of April 5, 2023 were reviewed. Mr. Batchelder motioned to approve the minutes as written. Mr. Brown seconded. The motion carried by roll call vote 5-0-0.

COMMISSION MEMBER ITEMS:

Mr. Brown reported that the Groundbreaking Ceremony was held at the new Public Safety Building site that day. He indicated that due to all the rain, there was intermittent stream activity near the wetland on the property. He stated excavation activities had started and the siltation fencing, and other protections were in place.

COMMUNICATIONS: None

LAND USE STAFF COMMENTS & UPDATES:

Ms. Sullivan reported that there was a new process for draft minutes. She stated that draft minutes will no longer be posted on the Town website. The draft minutes will continue to be sent electronically to Commission members with agendas and meeting materials. Paper copies will be available in the meeting folders at the meeting but not given to members who pick up materials at the office prior to meetings. Following approval at the meeting, all paper copies of the draft minutes will be collected and destroyed. Approved minutes will be edited as needed then posted accordingly and made available to Commissioners.

NEXT MEETING: June 7, 2023 at 6 pm

ADJOURNMENT:

With no other business, Mr. Batchelder motioned to adjourn. Ms. Miller seconded. The motion carried 5-0-0. The meeting adjourned at 7:38 pm.

Respectfully submitted,

Janet Cote
Land Use Associate