

Gilford Conservation Commission
Minutes for November 16, 2010 Meeting
Approved on _____

1. PLEDGE OF ALLIGIANCE

2. ATTENDANCE

Members Present: Chairman-John Goodhue, Vice-Chairman, Lee Duncan; Everett McLaughlin; Douglas Hill; Larry Routhier; Chuck Coons; Diane Hanley, Tom Drouin, Donald Sibson and Carole Hall.

Members Absent: Terry Stewart.

Also present-Selectman J. Kevin Hayes and Kim Cedarstrom, representing Wide Open Spaces, LLC.

Call meeting to order:

The meeting was called to order by J. Goodhue at 7:00 p.m.

Establish a quorum

J. Goodhue announced a quorum is established.

Approval of Agenda:

Motion made by L. Duncan, seconded by T. Drouin, to approve the agenda as amended to include the Commission's review of the Wide Open Spaces Site Plan application. Motion carried with all in favor.

3. PRESENTATIONS-

- 1 Kevin Hayes, Presentation of Appreciation Certificate to the Conservation Commission regarding the Camp Winsheblo Easement.

Discussion: J. Goodhue explained D. Hill and E. McLaughlin were instrumental in obtaining this piece of property and placing it into a conservation easement. Selectman J. Kevin Hayes explained he is representing the Board of Selectmen and the residents of Gilford as he wishes to express the most sincere gratitude and appreciation to the Conservation Commission in obtaining this important easement property. He presented the Commissioners with a plaque of appreciation and explained the Board of Selectmen would like the plaque to be displayed in Town Hall for everyone to see. He spoke about the important work the Commission does for the town and they deserve the recognition the plaque represents.

The Commissioners thanked Selectmen Hayes for the recognition and the plaque and appreciate that it will be displayed in Town Hall.

4. APPLICATIONS:

Standard Dredge & Fill Application, Sandra Cleary, Tax Map and Lot #221-024.000, 36 Broadview Terrace Gilford NH.

Applicant proposes to remove 240 SF of breakwater rock, reconfigure existing 2 slip “U” shaped dock , install permanent boatlift, two seasonal PWC lifts, reconfigure seasonal canopy into a standard 14’ x 30’ seasonal canvas canopy and dredge two small areas to 3 ft water depth

Discussion: The Commissioners discussed the application and what is existing on the site and what is proposed. The Commission did not see any issues with the application.

Action (if any) To recommend approval.

Motion: Motion made by L. Routhier, seconded by C. Coons, to:

- 1 Recommend approval with normal siltation devices in place prior to and throughout construction.

Motion carried with all in favor.

5. OTHER BUSINESS

Site Plan Review for Kim Cedarstrom

Discussion: J. K. Hayes reviewed the application and the plan for the Commissioners and explained he is the Selectmen’s Representative to the Planning Board and is here to present the proposal and plan to the Commission. He explained the Planning Board would like to have the Commission review the plan and provide input to the Planning Board.

J. K. Hayes reviewed the types of uses and materials that will be stored on site such as oil, antifreeze, solvents, etc. that are associated with a car repair and sales business. He explained the existing parking areas are gravel and discussed the approximate distance from Lily Pond to the parking area is about 130’.

The Commission asked about the Comprehensive Shoreline Protection Act Setbacks to Lily Pond and discussed the location and amount of cars and other motor vehicles that are proposed for the outdoor display area. J. K. Hayes explained the Planning Board is requiring the outside display area to be identified on the plan.

D. Hill spoke about washing and servicing cars in one location or designated space and if the Planning Board would consider a condition of approval that requires no washing/servicing of vehicles take place in the outside display area.

The Commission suggested another condition of approval be the applicant shall to return to the Planning Board if there is a change in impervious surface on site. They also discussed plowing

and storing the snow along the northeastern boundary of the property and not storing snow near the outside display area, which is closer to Lily Pond.

J. K. Hayes discussed the natural direction of flow on site and it does not flow toward Lily Pond. He explained the Planning Board was comfortable with the amount of buffer area between the outside parking/display area in relation to Lily Pond.

Discussion ensued about the direction of flow on site and that water does flow from the parking area to the wetland area along the southern border of the property. The Commission has concerns about pollutants and sediment entering that neighboring wetland.

C. Coons spoke about the outside parking/display area that currently isn't cleared or plowed for the winter and what will happen to the drainage and runoff when it is cleared for snow removal. J. K. Hayes said the Planning Board discussed snow storage and removal and that it should take place along the northeastern border of the property.

D. Hill said he wanted J. K. Hayes to know the Commission wants to thank the Planning Board for allowing the Commission the chance to review and comment on this application and hopes they can work together on more applications in the future.

The Commission thanked J. K. Hayes for his time and for presenting the plan and application to them.

The Commission discussed the application and on a motion made by D. Hill, seconded by T. Drouin, to make the following recommendations for conditions of Site Plan approval:

- 1 Vehicles should be washed in one designated area outside with some type of water retention and containment system that includes primary treatment for removal of solids and separation of oils. The proximity of the parking area to the wetlands and Lily Pond demand attention to this runoff in a manner similar to boat washing at marina facilities. Reference may be had to the DES BMP's for boat washing sites.
- 2 If there is a change in the impervious surface or an increase in lot coverage, the applicant/owner must return to the Planning Board for a site plan amendment, at which time a Storm Water Management Plan, including engineered plans for a treatment facility, may be required.
- 3 Snowplowing and snow storage should be directed to the northeastern border of the property. No snow storage is to be located within 50' of Lily Pond.

Motion carried with all in favor.

6. THE MCLAUGHLIN REPORT-by Everett McLaughlin

Discussion: E. McLaughlin wants to write an article in the newspaper thanking the Society for the Protection of NH Forests and wants to clarify the Commission's contribution was \$75,000 not 75% of the total cost.

2011 Meeting Schedule

Discussion: The Commission approve of the proposed 2011 meeting schedule.

Motion: Made by L. Routhier, seconded by C. Coons, to approve the 2011 meeting schedule.

Motion carried with all in favor.

7. MINUTES- October 19, 2010 meeting

Motion made by L. Routhier, seconded by C. Coons, to table the minutes from October 19, 2010.

Motion carried with all in favor.

8. ADJOURNMENT

Motion made by T. Drouin, seconded by C. Coons, to adjourn at 8:40 p.m. Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte
Technical Assistant