

Gilford Conservation Commission  
Minutes for November 15, 2011 Meeting

**1. PLEDGE OF ALLIGIANCE**

**2. ATTENDANCE**

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

**Members Absent:** Don Sibson.

**Others in attendance:**

Bill Gregsack, Gregsack Engineering, agent representing the Planning Board application, Svend Filby, applicant, and Wayne Hall, Planning Board member.

**Call meeting to order:**

The meeting was called to order by J. Goodhue at 8:01 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 presented.  
Motion carried with all in favor.

**3. APPLICATIONS:** Discussion of the Planning Board application for a 2-Lot subdivision to be heard at the November 21, 2011 Planning Board meeting.

**Svend Filby**

Applicant proposes a two-(2) lot subdivision with Lot #1 containing 5.02 acres and Lot #2 containing 4.20 acres, on Tax Map and Lot #253-108.500 located at 86 Briarcliff Rd. in the Single Family Residential Zone. Subdivision Plan Review. File #2011004855.

**Discussion:** J. Goodhue summarized the application for the Commission. C. Hall discussed that she attended the Site Study Committee for this project and gave a detailed description of the application. She explained ledge blasting is required for this subdivision but there are no streams nearby. One half of an acre of the 4.18 acres of the new lot is currently buildable.

L. Duncan asked how the water is being handled currently that leaves the site. Discussion ensued about directing the water to existing drainage. The Commission is concerned about the lack of consideration for slowing down the water or not concentrating surge/heavy runoff. B. Gregsack said they would consider using a level spreader on the site.

Discussion ensued about the amount of vegetation that is being removed and that two (2) acres of land above/up slope contribute runoff to this new lot.

B. Gregsak acknowledged that some sections to be excavated are at a 36% slope. He said they have not received the NHDES approval for the septic system.

Discussion ensued about the Common Land and the access easement that exists. It was noted that the access easement is strictly for access and that tree cutting is allowed in the access area.

B. Gregsak acknowledged the Planning Board checklist requirement for the Commission to review the application and plans and he thanked them for their time. The Commission thanked B. Gregsak and S. Filby for attending the meeting on short notice.

The Commission discussed their concerns about the proposed subdivision.

A motion made by L. Duncan, seconded by T. Drouin, voted to forward to the Planning Board, B. Gregsak, and S. Filby the following comments:

- 1 Approximately 31,000 SF of area on site for proposed excavation and blasting will occur on a 36% slope. The Commission is concerned about blasting and removing that amount of fill on such a steep slope. They are also concerned about the effects blasting could have on neighboring structures.
- 1 Will the runoff and storm surge from the site be handled properly and if the proposed retention and detention plans are adequate. The Commission is also concerned about who will be financially and legally responsible to maintain the conditions of the site during excavation and construction phases.
- 1 The Commission recommends the site should be financially bonded, at the applicant's expense, for at least five (5) years to allow for complete re-stabilization of the site or until construction of all structures and improvements are completed, whichever is longer.
- 1 The Commission recommends the services of Dubois & King, Inc. Consulting Engineers (including any future or subsequent engineering firm retained by the Town of Gilford to work on behalf of the Town of Gilford) be retained for the entire length of the project from excavation to construction completion at the applicant's expense to perform all inspections and plan review.
- 1 The Commission is concerned about the amount of vegetation being removed from the site and its negative impact. The Commission recommends a landscape plan that includes a complete re-vegetation plan for any of the disturbed areas. Said plan to be reviewed and approved by Dubois & King, Inc. Consulting Engineers, the Planning Board, and the Conservation Commission.

Motion carried with all in favor.

**4. PRESENTATIONS-** None at this time.

**5. OTHER BUSINESS-** C. Hall reported that the proposed Meadows Athletic Fields plan has been reduced regarding the limits of the wetland impacts significantly and that the entire project has been downsized.

**6. THE MCLAUGHLIN REPORT-by Everett McLaughlin:** No report at this time.

**7. MINUTES-** None at this time to be approved.

**8. ADJOURNMENT**

Motion made by C. Hall, seconded by T. Drouin, to adjourn at 8:55 p.m. Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte  
Technical Assistant