

**MINUTES OF MEETING**  
**MARCH 30, 2011**  
**CONSERVATION COMMISSION**  
**Approved at the Tuesday April 12, 2011 meeting**

**PRESENT**- Dean Anson, Chair, Marnie Schulz, Debra Williams, and Lisa Morin

**ABSENT**- Leslie Thompson, Hillary May, and Tobias Paddock.

I. **CALL TO ORDER** the meeting was called to order by D. Anson at 6 PM

a. **Non-Public Session concerning land acquisition per RSA: 91: A: 3 II (d) -roll call vote required to enter non-public session**

D. Anson read the above citation. L. Morin made a motion, seconded by Deb Williams to enter into non-public session. A roll call vote was called for and each member voted in the affirmative to enter non-public session.

M. Schulz voted to leave non-public session and reenter the public session. The motion was seconded by D. Williams. The motion passed 4-0-0.

D. Anson excused himself from the meeting around 6:50 PM.

b. **Seth Nuttelman, Director, Laconia Water Works proposing to construct a maintenance facility at the Stark Street property. Additional drainage and a rain garden will be added. No wetland impacts are proposed. The property is located at 117 Stark Street at Tax Map 348 Street 206 Lot 3.**

S. Nuttelman presented the Stark Street project. All floor drains in the new building will include an oil grit separator. All sand and salt piles will be covered and contained to prevent excessive runoff during rain events. S. McPhie reminded S. Nuttelman about the request to add the oil water separator to the plan. S. Nuttelman said he it should already have been added to the plans and would remind the engineer to do so. The middle catch basin between the rain garden and the proposed new building will accommodate the separator any contaminants would be captured before the stormwater reaches the rain garden. Maintenance of the device will be important. The new snow storage area will be bermed to allow runoff to infiltrate. D. Anson suggested before he left the meeting to make sure salt tolerant plantings were chosen for the rain garden. D, Williams suggested a reduction in pavement by utilizing gravel. S. Nuttelman indicated they are considering using gravel for a section of the project instead of pavement. L. Morin asked if any green building techniques were being applied. S. Nuttelman answered they looked into making the building "Green" but this was not possible because they would not be able to meet the

high threshold because of the buildings utilitarian building design requiring random opening of large garage doors. H. May was not present tonight but expressed concerns about the steep sloped area next to the new building. S. Nuttelman added that all runoff would be directed to drainage and wastewater sewer service and minimal runoff will run down the hillside.

A formal vote was not taken but those present believed concerns had been addressed and they would have no objection to the project moving forward.

- c. **Steven Smith, LLS, Steven Smith Associates will present a previously approved site plan to convert Building # 3 into a 26-unit residential property. The property is exempt from State and local shoreland regulations and has completed an approved NH DES Brownfield cleanup. Additional Open space impacts are proposed for the future. The property is located at 72 Landing Lane at Tax map parcel 441 street 510 lot 14.**

S. Smith presented the history of the historic “Allan Rogers Project “. The project has completed a Master plan and tonight’s presentation will focus on the final phase of adaptive reuse of the final brick structure on the property know as building three.

The proposal is to add retail along the Beacon street frontage and add 24- residential units to the remainder of the structure. Future proposals include the construction of one additional unit constructed on an existing foundation and a new condominium or apartment proposal along the riverbank completing build out. S. McPhie has undergone a petroleum Brownfield cleanup and received a clean letter from New Hampshire Department of Environmental Services (NHDES). The developer has taken additional precautions under NHDES supervision to place an approved rubberized liner to prevent off site migrating contaminants from moving onto the property.

All infrastructure is in place for the entire project. The site can be excavated. The area is exempt from all local and State Shoreland regulations. D. Williams asked about the Perley canal and what can be done to clean it up. S. Smith said the hydroelectric dam prevents steady flows from flushing the system on a regular basis it currently only transport stormwater. The LCC asked about proposed docks. Demand for docks is probably low do to the recent reconstruction of the Fair Street Bridge. No boats can pass under this bridge. M. Schulz suggested a ban on car washing at the site.

- d. **Commissioners comments concerning upcoming April work sessions.**

Review of the April project dates was discussed.

**V. Adjournment:**

M. Schulz made a motion to adjourn the motion was seconded by D. Williams and passed 3-0-0.