

## CONSERVATION COMMISSION MINUTES

May 4, 2022

**APPROVED:** 6/1/2022

**AGENDA:** 22SUP06 – Colin Brown – Wulamat Road - #103-001  
22SUP07 – Terrain Planning & Design, LLC – 56 North Pikes Point - #105-004  
BYLAW – PROPOSED AMENDMENTS  
BENNETT WETLANDS DISCUSSION  
PRIME WETLANDS UPDATE  
OVERLAY/SEPTIC SETBACK DISCUSSION  
SCHEDULE WETLAND SITE VISITS  
PROPOSED LAKE WATER QUALITY STUDY WORKGROUP

**ATTENDING:** Carroll Brown (Chair), Richard Batchelder (Vice Chair), Elizabeth Miller, Karen Bemis (Alternate - Zoom)

**ABSENT:** Janet Cote, Richard Metcalf, Bonnie MacGillivray-Blout (Alternate)

**OTHER:** Christina Goodwin (Land Use Manager), Lindsay Thompson (Land Use Administrative Assistant)

Mr. Brown called the meeting to order a 6:01 PM with the quorum in person. Ms. Goodwin reminded the public to announce their names for the meeting minutes and to be recognized by the Chair to speak. Mr. Brown appointed Mrs. Karen Bemis to act in place of an absent member.

### MINUTES OF APRIL 6, 2022

The minutes of April 6<sup>th</sup> were not available for the meeting.

### NEW BUSINESS

#### *22SUP06 – COLIN BROWN – WULAMAT RD #103-001*

Mr. Brown announced the application is for building a new two-bedroom home on a vacant lot. The Conservation Commission is reviewing the case as the septic is within 125-feet of the wetland. Mr. Colin Brown is representing the project. Mr. Batchelder inquired on where the poorly drained soils are located, and Mr. Brown responded that there is approximately 1,500 sf, up near the boundary next to Arrowhead Point Road. Ms. Goodwin pointed out that the Town's mapping does not indicate wetlands, however Colin Brown noted wetlands in his review of the property. Mr. Colin Brown pointed out that there is a 75-foot line and a 125-foot line on the plans. Mr. Batchelder inquired if the septic system is for a two-bedroom home, and it was confirmed that it is. Mr. Batchelder inquired if the system is below grade now and Mr. Brown confirmed. Mr. Batchelder inquired if there are any soil issues further up on the property and Mr. Brown stated that there were not. Mrs. Miller inquired how close the building is to the wetlands and Mr. Brown stated that at its closest point, it is thirty feet. Mr. Batchelder requested that during construction of the building site, there is good attention to the distances from that site to the wetlands and make sure that there are plenty of barriers in place. Mr. Batchelder motioned to accept the plans as presented with the condition that construction activities near the wetland have the correct erosion control and sediment barriers. Mr. Carroll Brown, Jr. seconded the motion. The motion carried 4-0-0.

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### *22SUP07 TERRAIN PLANNING AND DESIGN LLC – N PIKES POINT RD - #105-004*

Ms. Bruni Mauer presented on behalf of Terrain Planning and Design for a project on North Pikes Point Road. There is 483 linear feet of property on Newfound. It has an existing non-conforming structure, a large gravel driveway, and an existing boathouse. They are proposing to pull the structure back, add open deck space in front and expand into the existing gravel driveway. They are adding a permeable driveway and a drip edge around the building to catch drainage into a rain garden. All patio surfaces will be permeable. They will be increasing planted natural buffer as well and adding a new septic that will be conforming. The septic will be located within the 250-foot setback for Shoreland but will be outside the 125-foot setback for the Town. The applicant has applied for a Special Exception for an increase in height, which was approved through the Zoning Board. The proposal has moved the structure back out of the FEMA floodplain as well. The applicant has not submitted to the New Hampshire Department of Environmental Services (NHDES) as they were hoping to get through the Town process first. Mrs. Bemis inquired on the decreasing of the impervious service. Ms. Mauer stated that the proposal is increasing the size of the house, however the driveway is decreasing and becoming permeable. A discussion centered around pervious versus impervious and permeable versus impermeable. Mr. Batchelder inquired if there were any upgrades for the boathouse, and it was confirmed that that has already been taken care of and there are no further alterations to be completed. Mrs. Miller inquired on the amount of impervious surface, and it was confirmed that it was 12.2% currently and will change to 16%. Ms. Goodwin reminded the applicant that they need to recheck their calculations as there are things such as the gravel drive that may not have been included in the calculation but is required. Mr. Batchelder inquired about the septic and if it is a pump system and it was confirmed that it is. The Commission approved the project as presented.

### *BY-LAW PROPOSED AMENDMENTS*

The changes from the last meeting were presented to the Commission. Mr. Brown motioned to approve the bylaws as amended. Mr. Batchelder seconded. The motion carried 4-0-0. The bylaws will be updated, and a clean copy will be provided at the June meeting for signatures.

### *PRIME WETLAND UPDATE*

In the research, it was determined that the Town filled out an application for a prime wetland but never submitted. Therefore, there are no prime wetlands in Bristol.

### *BENNETT WETLAND UPDATE*

Ms. Goodwin located a Hartland Park subdivision that shows the right of way for the wildlife preserve, which is the Bennett wetlands. The plan shows the parking easement for wildlife preserve off Swiss View, but there does not appear to be an access off Ravine Drive. She is going to try to locate the actual easement to determine what is allowed in preparation for parking etc. It was recommended that Ms. Goodwin contact either Hilda Bruno or Lucille Keegan to determine if they have any more information. In addition, Ms. Goodwin was able to find deeds for Profile Falls, the Breck-Plankey Spring, and an area near Westwood Road.

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### ***OVERLAY/SEPTIC SETBACK DISCUSSION***

Mr. Brown did research through the minutes and other notes on the discussions over the years about the septic system setback. He created an outline of the discussions and suggestions on what this Commission would like to change. He asked that the Commission members review the information provided and come back prepared to discuss at the June meeting.

### **UNFINISHED BUSINESS**

#### ***SCHEDULED WETLAND SITE VISITS***

The Commission discussed scheduling wetland site visits but would like to wait until after black fly season.

### **COMMISSION MEMBER ITEMS**

#### ***PROPOSED LAKE WATER QUALITY STUDY WORKGROUP***

Mr. Brown created an outline for a proposed lake water quality study workgroup. He ran it by the Select Board informally and they agreed that it would be a good idea to consider. Ms. Goodwin suggested that this be created as a sub-committee of the Conservation Commission. The bylaws allow for "Special Committees" to be created. Mr. Brown will take this back to the Select Board to determine if they support it formally and if so then it will come back to the Conservation Commission to determine the next steps. The intent is to gather any existing data out there that can either support or not support the sewer to the lake project or protections that may be required for the lake.

Mr. Brown referred the Commission to a book called Every Acre Counts. It is regarding the Newfound Watershed Master Plan. In this book there is a pie chart that shows external phosphorus load by source and phosphorus loading by groundwater would reflect septic system issues in the lake. The chart shows this at 5.7%.

### ***RESIGNATION***

Ms. Goodwin read into the record the resignation of Bonnie MacGillivray-Blout. Mr. Brown thanked Bonnie for her service.

### ***ALL COMMITTEES MEETING***

Mr. Brown inquired if any members of the Commission would be available to go to the May 12th "all committees" meeting. Mrs. Miller is the only member who is able to attend. Ms. Goodwin asked any of the members, who are not able to attend the meeting, to get any questions or comments to her or Mrs. Miller to address.

### ***CATTERALL EASEMENT UPDATE***

Ms. Thompson and Ms. Goodwin met with the new owner of the Catterall Farm. There are no changes planned, however staff talked to him about current use, the easement, how the property may be used, and his plan for moving up here full-time. He did mention that he has concerns about the barn construction. Ms. Goodwin advised him to come talk to the Commission about any plans to change the property and if there are any concerns with the easement monitoring. He reported that he will be cutting trees along the roadway within striking distance of the home.

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### COMMUNICATIONS:

#### *ELLINWOOD PROJECT - PEAKED HILL RD*

Ms. Thompson provided an updated plan for the project, which shows the single-family home not encroaching on the 50-foot setback. Ms. Darrow advised that there was an error in her calculations that adjusted the site. The applicant did not apply for the building as the project is approximately two (2) years out.

#### SEASONAL DOCK

Copies were reviewed for a seasonal dock at 5 Pike Point Road.

#### SHORELAND PERMIT

Copies were reviewed for 67 Browns Beach Road, who have received the Shoreland Permit and a Special Exception to build the garage.

#### ALTERATION OF TERRAIN PERMIT

The E115 transmission line rebuild has received their Alteration of Terrain Permit.

#### UPDATE ON HOLIDAY HILLS PROJECT

An update was provided for the Holiday Hills driveway for the Frost property. Ms. Thompson advised that Mr. Frost has scaled back the size of the driveway and updated the plans. The new plans will be provided to the Planning Board on May 11.

### NEXT MEETING

The next meeting is scheduled for June 1, 2022, at 6:00pm.

With no other business to come before the Commission, Mr. Batchelder made a motion, seconded by Mr. Brown, to adjourn at 8:07 pm. The motion carried 4-0-0.

Respectfully submitted,  
Christina Goodwin  
Land Use Manager