



CONSERVATION COMMISSION TOWN OF BELMONT, NH

Tuesday, August 2, 2022
Belmont Mill Tioga Conference Room and Remotely by Zoom
Belmont, New Hampshire

Present: Chair Denise Naiva; Vice Chair Ed Stephenson; Pauline Tessier; Jane Jordan Alternate Member Richard Moreau; Alternate Member Georgina Lambert

Absent: Members Keith Bennett; Susan Irving; Ruth Mooney, Ex-Officio; Alternate Member Deborah Woodcock; Student Members Emilie DeFrancesco; William Riley

Staff: Karen Santoro

Others: Donna Hepp, Belknap County Conservation District; Ron Klemarczyk, Forester

D. Naiva opened the meeting at 6:03 pm and welcomed those in attendance. She said any party experiencing difficulty in accessing the meeting at any point should call 603-267-8300 x101, and the meeting will be recessed until access can be restored for all parties.

Speaker:

- **Forest Stewardship Plan for the Tioga Conservation Area – Ron Klemarczyk, Forester**
- **Public field session for the Tioga Marsh Conservation Area. - Donna Hepp, Belknap County Conservation District**

R. Klemarczyk updated the Commission on the forestry inventory that he recently completed for the Tioga Marsh Conservation Area on June 14th and 15th. He outlined why there are three different town lines shown on the draft map and notes are included on the map. He also indicated the old railroad bed on the map, he did recognize it is not on the property but it is an indicator of where the property ends and then is privately owned. He did note that there is a well-established trail on the railroad bed and that people assume that it is a public trail. It was asked if the railroad bed should remain on the map but it should be indicated that it is private property.

R. Klemarczyk commented that there is a trail from the Route 140 (Depot St.) side of the property that leads to the railroad tracks. To prevent the public from going onto the railroad bed, trails could be made within the property, the issue is the topography and the fact that a good portion is wet at least a portion of the year. He also noted there are several low spots and a large amount of fill would need to

be brought in which is not practical. D. Naiva asked if he saw evidence of snowmobiles, R. Klemarczyk said he did not see evidence of snowmobiles but did note ATV tracks.

R. Klemarczyk said the major topics in a plan are timber management, recreation, education and wildlife. Due to the location of the property and the limited trail area it would not be suited to be a "destination location". It is not within the village area so to utilize it you have to drive to it, the trails are not long and it would not be practicable to spend more than a short time there. He did note that the old growth forest portion on the Gardners' Grove Road end is an area of interest and should be conserved but is not a big attraction.

R. Klemarczyk gave a summary of the forested areas indicated on the map:

Areas 1A and 1B contain old growth including white pine, red oak, red maple and hemlock. R. Klemarczyk noted that glossy buckthorn is present on the edges of the area but the canopy that provides deep shade is keeping it at bay. He noted that the fire that occurred on the property in 2015 lapped at the edges of area 1B. An additional concern is the woolly adelgid, although not currently affecting the area could potentially kill the hemlocks. If detected, salvage harvesting the hemlocks before they completely die is a recommendation.

Area 2 contains hemlock, red maple and gray birch. It is a dense forested area that also contains a wetland to the center of the demarcated area. R. Klemarczyk did note that there is glossy buckthorn around the edges of the stand.

Area 3 contains good size, but poor quality, hemlocks as well as red maple and other assorted hardwoods. Again, he noted the dense overstory is currently confining the glossy buckthorn to the outer edges of the forested area. He did not recommend harvesting of the hemlock due the lack of volume. The recommendation for this area is to monitor the spread of the buckthorn and watch for woolly adelgid.

Area 4 had been scraped down in the past and stumped. He noted that it was close to the seasonal high-water table and that there are most likely vernal pools in the spring. The presence of gray birch as well as an area of glossy buckthorn were indicated.

Areas 6, 6A and 6B are a wooded wet area that was burned over in 2015. Area 6A has a heavily established growth of glossy buckthorn. Due to the area being wet, the use of an herbicide to control the buckthorn may not be recommended.

R. Klemarczyk reiterated the dense overstory is keeping the buckthorn at bay in some areas of the property. The buckthorn is not toxic but crowds out native species. A controlled burn would not be effective as it would "top kill" the plant but not the root/stump which would then regrow. Due to the amount on the property, it would probably not be eliminated but the goal would be to manage and treat it. He also commented that once it is removed you need to plant something to replace it or it will come back.

Area 7 is an open marsh. He said it is a nice marsh and he did not see phragmites on the property but said that they should be watched for. R. Klemarczyk noted that the marsh acts as a filter as the water moves through it.

R. Klemarczyk commented on the education aspect of the property being limited. Due to its location and limited number of features it would not lend itself to field trips by local schools. There is some history and you can see the old railroad bed from the property; as well as the old growth area is interesting but again it is limited.

While on the property, R. Klemarczyk noted evidence of deer, rabbits (who use the marsh in winter for browse), as well as coyotes. There are also game birds. He did note some evidence of hunting use, and the tree stand that has been on the property for years and has now grown into the tree. In addition to the above, there are turtles, frogs and salamanders.

The Commission discussed the parking, or lack of, on the Gardners Grove Road side of the property. There are no parking spots so when people utilize the small boat launch they park on the side of the road. J. Jordan noted there has been issues with dumping with the use of the launch area. D. Naiva suggested the Commission go on a site visit to look at the trails that exist and to see if there is room for a potential parking spot or two.

D. Hepp informed the Commission that in the grant she had allocated funds for the stewardship plan as well as funds to treat some of the buckthorn. If the Commission would like her to she can reallocate some of the money to do other things. She also asked about different options for treatment of the buckthorn.

D. Hepp also informed the Commission that there may be matching funds from other programs out there from the extension service or NH Fish and Game. She noted that turtles and rabbits are "hot" right now for conservation and protection.

D. Hepp then asked about a community walk in the woods to showcase what the property has to offer and the challenges it faces. She suggested setting something up in the fall. The commission can look at the recreation piece, do the community walk/talk to educate the public on why a forest management plan is important.

R. Klemarczyk suggested a walk through by the Commission to help them make decisions about the property and set goals for it. It was noted that it would be two separate events, the site visit by the Commission and the "walk in the woods" for the public. A Saturday in October was suggested for the public walk. K. Santoro noted that in the recent town newsletter the Recreation Department indicated it is planning a fall festival and community yard sale on October 1st so that date may not be a good day for the walk. D. Naiva will look at some dates for the Commission to do a site visit and will send out an email. D. Hepp will reach out to other experts in the area to see about their availability in October for the community walk and be in contact.

At the conclusion of the presentations Chair D. Naiva appointed R. Moreau and G. Lambert as voting members.

Board's Action – Minutes 05/04/2022

• Meeting of June 8, 2022

E. Stephenson made a motion to accept the minutes of June 8, 2022 as presented.

J. Jordan seconded the motion.

All in favor. (6-0)

NH Dept. of Environmental Services Applications

• Wetlands, Shoreland or Alteration of Terrain

1. 2022-01888 Wetland Permit By Notification; 137 Jefferson Road (111-018-000-000)

Impact 60 square feet along 60 linear feet of shoreline in order to repair in kind an existing legal retaining wall on frontage along Lake Winnisquam in Belmont.

2. 2022-01600 Shoreland Standard Permit; 104 Elaine Drive (107-101-000-000)

Retain 288 square feet of protected shoreland in order to construct a shed with infiltration trenches.

3. 2022-01197 Shoreland Standard Permit; 50 Nancy Drive (107-074-000-000)

Impact 1000 square feet of protected shoreland in order to demolish an existing 800 square foot primary structure and rebuild a new structure in the same footprint, and construct a pervious patio.

4. 2022-00540 Standard Dredge and Fill Permit; 31 Dutile Shore Rd (103-005-000-000)

Impact 860 square feet along 100 linear feet of bank in order to replace a retaining wall on 102 feet of frontage along Lake Winnisquam in Belmont. *Temporary Waiver Granted:* Temporarily reduce the area of the Waterfront Buffer Tree Point Score below that which is required per RSA 483-B:9, V, (a) for the purposes of replacement of an existing retaining wall. Post-construction restoration planting required.

5. 2021-03614 Standard Dredge and Fill Permit; 44 Sunset Drive (144-052-000-000)

Impact 310 square feet along 75 linear feet of bank in order to install rip-rap along the toe of slope with native shrub plantings along 75 feet of frontage along Winnisquam Lake in Belmont.

6. Forestry Statutory Permit-by-Notification (RSA 482-A)

NHDES File Number: 2022-02161

Project Location: Belmont, Horne Road; Tax Map #218, Lot #118

Current Planning Board/ZBA/ARC Applications

• Planning Board

June 2022

1. Paul Zuzgo for Raed Hertel Family Trust; Jamestown Road, Tax Lot 118-016-000-000: The Board continued a request for Subdivision Plan approval to subdivide one lot into seven.

2. Route 106 Realty Trust; Laconia Road & 28 Corriveau Way, Tax Lot 217-114-000-000: The Board approved a Site Plan for a Contractor's Yard, commercial building (motor vehicle & trailer service, professional offices, light manufacturing, retail stores and service business) and a Conditional Use Permit for a subordinate dwelling unit.

3. Sevita Health; 96 Daniel Webster Highway, Tax Lot 201-009-000-000: The Board approved a Site Plan to operate an Adult Daycare Facility within the existing mall.

July 2022

1. Paul Zuzgo for Raed Hertel Family Trust; Jamestown Road, Tax Lot 118-016-000-000: The Board continued a request for Subdivision Plan approval to subdivide one lot into six.

2. First Baptist Church of Belmont; 45 Church Street, Tax Lot 122-021-000-000: The Board approved a request for Exemption from Site Plan Review Regulations as they relate to finishing the thrift store and food pantry and creating a community teen center.

3. Tap Public House; 936 & 930 Laconia Road, Tax Lot 122-057-000-000: The Board continued a request to amend a previously approved Site Plan to show upper parking lot, add parking spaces, add a deck, show proposed building, remove existing above ground tanks and existing jersey barriers, and connect to underground tanks.

• ZBA

June 2022

1. Tradz LLC; 194 Gilmanton Road, Tax Lot 241-019-000-000: The Board heard a request for a Special Exception of Article 5 Table 1 of the Zoning Ordinance to allow motor vehicles sales and repairs in the Rural Zone.

2. Rudolphe Dion; 21 Leisure Lane, Tax Lot 121-028-000-000: The Board approved a Variance of Article 5 Table 2 of the Zoning Ordinance to construct a detached garage closer (47.49') to the front property line than allowed (50').

3. Vernco Belknap LLC, 96 Daniel Webster Highway , Tax Lot 201-009-000-000: The Board approved a Variance of Article 3 Section D of the Zoning Ordinance to allow an Adult Daycare Facility (unlisted use).

4. CJM Industries LLC; Route 3 & 45 Westview Drive, Tax Lots 201-016-000-000 & 201-025-000-000: The Board approved two Variances of the Zoning Ordinance to construct single-family residences:

A. Article 5 Table 1 - in the Commercial Zone in compliance with the Residential Single-Family Zone dimensional requirements. AND

B. Article 5 Table 2 - in the Rural Zone in compliance with the Residential Single-Family Zone dimensional requirements.

July 2022

1. **Tradz LLC, 194 Gilmanton Road, Tax Lot 241-019-000-000:** The Board denied without prejudice a Special Exception of Article 5 Table 1 of the Zoning Ordinance to allow motor vehicles sales and repairs in the "R" Zone.

2. **Robert & Karen Beudet, Sargent Lake Road, Tax Lot 238- 021-000-000:** The Board approved a Variance of Article 5 Table 2 of the Zoning Ordinance to construct a house closer (37.1') from the front property line than allowed (50').

3. **Kevin & Shelley Fay Trust, 113 Tucker Shore Road, Tax Lot 107-018-000-000:** The Board approved:

A. A Special Exception of Article 5 Table 1 of the Zoning Ordinance to allow an Accessory Dwelling Unit in the "RS" Zone. AND

B. A Variance of Article 5 Table 2 of the Zoning Ordinance to add a second floor closer (17.3') to the front property line than allowed (50').

4. **John & Deborah Wessling, 104 Elaine Drive, Tax Lot 107-101- 000-000 :** Request for a Variance of Article 5 Table 2 of the Zoning Ordinance to construct a shed closer (7') to the side property line than allowed (12.5').

5. **James Solloway for Winnisquam Beach Campground Association, 19 Dolphin Drive, Tax Lot 117-015-000-114.** The Board approved:

A. A Variance of Article 8.B.9 of the Zoning Ordinance to replace a travel trailer with a park model closer (11.1') to an interior road than allowed (15'). AND

B. A Variance of Article 8.B.9 of the Zoning Ordinance to construct a deck closer (4') to the interior road than allowed (15'). AND

C. A Special Exception of Article 8.B.9.f.(1).(b) to replace a travel trailer with a park model closer (11.8') to an unrelated structured than allowed (15') but not closer than the existing structure (11.05')

6. **Wayne & Carol Drouin, 487 Union Road, Tax Lot 116-043-000-000:** The Board approved a Special Exception of Article 5 Table 1 of the Zoning Ordinance to allow an Accessory Dwelling Unit in the "RS" Zone.

• ARCJune 2022

1. **Tap Public House Inc., 930 & 936 Laconia Road, Tax Lot 122-057-000-000:** ARC reviewed a request for Site Plan approval to amend a previously approved Site Plan to show upper parking lot, add parking spaces, add a deck to the Tap Public House, show proposed 62'x32' building, remove existing above ground 1,000gal. propane tank and existing jersey barriers and connect to unground tanks on-site.

July 2022

1. **Pike Industries, Inc., Tax Lot 231-011-000-000:** ARC reviewed the Earth Excavation Compliance Hearing request for active excavation off 310 Depot Street (Ambrose pit).

2. **GHM Properties, LLC., Tax Lot 224-042-000-000:** ARC reviewed a Site Plan request for a new steel building for maintenance of vehicles and equipment.

3. **Laconia Housing & Redevelopment Authority, Tax Lot 204-013-000-000:** ARC reviewed a Site Plan request for walkway and parking improvements, a new shed, and new dumpster locations at 24-72 Randlett Street.

Projects

- Andrew Sanborn Farm – mowing & invasives

K. Santoro updated the Commission on the requests for bids for mowing. She will reach out to the two NH companies who viewed the site in the spring for more detailed quotes for mowing and raking the trails where needed.

Complaints/Violations/Concerns/General Info

- Old Home Day – August 13, 2022
Water sampling flyers; Booth set-up/volunteers

The Commission reviewed the water sampling information flyer. Fliers will be available at the Conservation Commission booth. “What’s Flushable” flyers from DES will also be available to residents. D. Naiva will send out an email to the members to coordinate who has tables and/or popup tents they will lend for the day. She will also be looking to coordinate coverage at the booth and who may have plants or fruits/vegetables to donate for sale.

- Water Sampling Workshop

The speakers are set for the workshop scheduled for September 14th. The regular meeting of the Commission was rescheduled to accommodate the workshop.

- Jeff Marden Scholarship Recipient

D. Naiva informed the Commission that Lily Carter was the 2022 recipient of the Jeff Marden Scholarship. She will begin her studies in field biology in the fall.

K. Santoro informed the Commission that they received a thank you note for a lunaria plant and a \$150 donation to the Jeff Marden Scholarship Fund from Hannah Sullivan.

- DOT Mitigation List

The Commission briefly discussed the plans that have already been created, such as the Wildlife Action Plan, that could be used when working on the mitigation list.

- Silver Lake Boat Ramp

This item was discussed during the presentation of the stewardship plan. It will be reviewed at a later date after the Commission has had the opportunity to do a site visit.

- Village Spur Trail Kiosk Display

K. Santoro informed the Commission of recent vandalism at the kiosk. The frame was broken and the sheet of plexiglass stolen. Due to the cost of replacement and the likelihood of repeat vandalism the plexiglass will not be replaced at this time. The maps and other information will be laminated and placed on the kiosk for the time being.

- Winnisquam Watershed Network

E. Stephenson reported that the watershed plan has been finalized. He also informed the Commission that recently the Lake Host program stopped a boat and removed water chestnut from it. He noted that this program has been an asset to the lake. E. Stephenson also commented that the weekend was a very busy one on the boat launch, there were boat trailers everywhere.

E. Stephenson noted that it appears there is only one loon chick this year. The other nests on the island and in Ephram's Cove did not produce chicks this year. They don't know if its due to the adults being too young, he commented that the one chick that hatched was to a pair where the male loon, who is banded, has been there for ten years.

- Silver Lake Association

P. Tessier let the Commission know that she recently attended the Belknap County Commission meeting to make sure the Silver Lake Association has not been forgotten for funding. She said it was a short meeting but that it is expected that the Commission will vote to release the funds in November. The Association could then move forward with getting a survey done.

P. Tessier informed the Commission that at the boat ramp it appears a homeowner has added an unauthorized "No Parking" sign to the signpost. There have been a large number of boat trailers parked everywhere and owners are frustrated. K. Santoro will follow up on having the unauthorized sign removed.

- Other

K. Santoro informed the Commission of an item that came to the Commission during the business day, a homeowner brought in a request to bait wildlife on a piece of property owned by the Commission. He has been doing it on the same property since at least 2018. In prior years R. Ball would sign the permit. K. Santoro asked for consensus from the Commission to approve the permit. The Commission briefly discussed the permit and commented that it is appreciated the applicant is going through the proper steps. It was the consensus of the Commission that the permit be approved, D. Naiva will sign the permit as Chair of the Commission.

Budget/Expenditures

No expenditures to report.


Non-public Session

• RSA 91-A:3 II (d) (if necessary)

Adjournment:

MOTION: On a motion by P. Tessier, seconded by E. Stephenson, it was voted unanimously to adjourn at 8:09 pm. (6-0)

Respectfully submitted:



Karen Santoro
Land Use Technician