



# CONSERVATION COMMISSION TOWN OF BELMONT, NH

Wednesday, June 2, 2021

Belmont Mill Tioga Conference Room and Remotely by Zoom  
Belmont, New Hampshire

Present: Chairman Scott Rolfe; Member Ed Stephenson;  
Absent: Vice Chair Terry Threlfall, Jr.; Members Keith Bennett and Denise Naiva, Ruth Mooney,  
Ex-Officio; Student Members Christopher Paré and Ella Irving.  
Staff: Rick Ball and Colleen Akerman.  
Zoom: Member Jane Jordan.

The Chairman opened the meeting at 6:07 pm and welcomed those in attendance. He noted there is not a quorum this evening.

S. Rolfe announced that he provided a thank you note on behalf of the Commission for Mr. Everett Weeks' 84<sup>th</sup> birthday party. Ms. Donna Hepp presented the note to Mr. Weeks at the party recently held in his honor, thanking him for his years of hard work farming the land and conserving property.

## **NH Department of Environmental Services Applications:**

- 1. Nancy Gould – 64 Mallards Landing Road – Map/Lot 110-002-000-601:** Wetland PBN complete to impact 450sf along 90 linear feet of bank in order to repair an existing retaining wall on frontage along Winnisquam Lake.
- 2. Loons of Winnisquam Rev Trust – 21 Gilman Shore Road – Map/Lot 111-069-000-000:** Shoreland Standard permit under technical review to remove an existing non-conforming structure and impervious surfaces, and replace with new more-conforming structure. Use permeable technology for all driveways and walkways, and plant native red and sugar maples.
- 3. Z and D Realty Trust – 6 Mohawk Island – Map/Lot 108-004-000-000:** Shoreland Standard permit application under technical review to install two sheds on cement blocks.

## **Current Planning Board/ZBA Applications:**

### **1. Planning Board 05/24/2021 –**

- a. Andrew & Tina Thurber – 51 Hurricane Road – Map/Lot 222-074-000-000:** The Board approved a subdivision of one lot into two. The existing lot will be 13 acres and a new house lot of 3 acres has been created.
  - b. Cellco/Verizon – 73 Bishop Road – Map/Lot 205-009-000-000:** The Board tabled a site plan request for a wireless communication facility with a monopole structure in order for the applicant to perform a required balloon test. The test will be held Saturday June 19<sup>th</sup> from 8 am to 2 pm, weather permitting.
- 2. Zoning Board – 05/26/2021:** The Board tabled all applications at the request of the applicants, due to only three members (short board) being in attendance. When there is a short board, applicants still

need three affirmative votes and can't use the short board as a reason for appeal.

**3. ARC – 05/27/2021:** No meeting

**Projects:**

- 1. Property Inspections – Currier-Sanborn:** R. Ball reported that he and J. Jordan inspected the site and Building and Grounds installed three “No Dumping” signs. They also put up some “No ATV” signs. S. Rolfe asked if there were signs of ATV use. R. Ball said no. He will be leaving some laminated business cards at the deer stand that has been there for a long time. They found everything to be in good shape and there seems to be no trespassing. The blazes are still up but may need to be refreshed soon. J. Jordan said it was her first inspection and it was fun. It was nice to check out what the Town does and to see that land.
  
- 2. 36 Horse Point Road Evaluation Map/Lot 201-011-000-000:** R. Ball went out to evaluate the property. His evaluation concluded that it would be a great park property, rather than a conservation property. It is close to the Town beach and is a long thin piece of property. It won't have a lot of development potential because it is so close to the lake. When a previous owner transferred the deed, they included wording about potential future rights to Lake Winnisquam that would go with the land, but there aren't any lake access rights. The last owner before the foreclosure wanted to purchase the adjoining State land and subdivide everything. But the State decided to keep the land to use as mitigation offsets for other permits. This is property at the end of the bypass. It is listed for sale and has many homeless campers on the lot. The lot is 3,600 feet long and 150 feet wide. The Land Use Office has been receiving a lot of calls on the property. There is a single-family home there now. Some callers are looking to use the property commercially such as for manufacturing or a campground. Most callers are confused about the lake access, but there isn't any lake access. Right now there is a driveway that comes off the beach road to access the single-family home. If someone is going to do something else with the property, they will need to find their own access/get an easement from the State. They will need to put a road in. If they want to subdivide, they will need to create road frontage. It is a very limited property. J. Jordan asked if the dwelling is habitable. R. Ball said no, there were squatters in it at one time, but it has been vacant for a long time.

R. Ball read from his evaluation that the land adds to other existing protected land; a Town-owned 2.6-acre lot and State property of 40 acres. It is on the trail corridor and has significant wetlands. There is a little pond. There is concern if the lot gets developed, there will be more infiltration into Lake Winnisquam. The area is a habitat for bald eagles and part of a scenic vista. It is noticeable from Lake Winnisquam. The lot is for sale for \$375,000. S. Rolfe asked about funding. R. Ball said there is \$150,000 in the Conservation Fund. He has received approval to apply for an LCHIP grant, and could probably get a Land and Water Conservation Fund grant also. However, the property lends itself more to a park than conservation land. J. Jordan asked how that determination is made. R. Ball explained that it would be based on how it is purchased and what restrictions would be placed on the property. He stated the Commission should not purchase park land. The Selectmen should purchase any park land with the Parks and Recreation Department. R. Ball would be willing to work on the grant applications.

- 3. Winnisquam Watershed Network (WWN):** E. Stephenson reported that things are starting to get busy. Water testing started last week on three deep spots. Tributary monitoring is going to start tomorrow. WWN has an intern who is working on the watershed management plan in conjunction with DES and NH Lakes Association. Milfoil has been found in the Jay's Marina area and one other site. Divers have been scheduled for a half-day to take care of it. R. Ball asked if the north end is

clear. E. Stephenson said yes, and Sunray Shores is as well. DES did testing last week and was happy with the lake. The Lake Host program should have started last weekend.

**Complaints/Violations/Concerns/General Info:** None

**Budget/Expenditures:**

S. Rolfe asked about funds for projects. R. Ball said there is \$150,000 in the Conservation Fund, but there is no operating budget this year. There was discussion about completing some projects and working on an operating budget proposal for the next budget cycle. E. Stephenson recommended funding for invasives and the Lake Host program. R. Ball recommended memberships in the WVN and the NH Lakes Association.

**Next Meeting:** It was the consensus of the Commission to hold the next meeting on August 4, 2021. Unless something comes up.

The Chairman closed the meeting at 6:30 pm.

Respectfully submitted:

Colleen Akerman  
Building and Land Use Clerk