



CONSERVATION COMMISSION

TOWN OF BELMONT, NH

Wednesday, August 4, 2021
Belmont Mill Tioga Conference Room and Remotely by Zoom
Belmont, New Hampshire

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

The Chairman opened the meeting at 6:13 pm and welcomed those in attendance.

Board's Action – Minutes 05/05/2021:

MOTION: On a motion by E. Stephenson, seconded by D. Naiva, it was voted unanimously to approve the minutes of May 5, 2021. (5-0)

Board's Action – Minutes 06/02/2021:

MOTION: On a motion by J. Jordan, seconded by E. Stephenson, it was voted unanimously to approve the minutes of June 2, 2021. (5-0)

NH Department of Environmental Services Applications:

- 1. Nancy King and John Franco II – 115 Jefferson Road – Map/Lot 111-004-000-000:** Shoreland Standard permit approved to impact 5,945sf of protected shoreland in order to rebuild stairs, retaining wall and fire pit with new surrounding permeable patio, resurface concrete patio, install stepping stone walkway, replace steps with stair pathway, construct retaining wall, replace a portion of the driveway with pervious pavers, construct a rain garden, and landscaping. Impervious Surface Percentage Approved: Reduced to 29.9%. Natural Woodland Area Required per RSA 483-B:9,V, (b): 657sf.
- 2. Winnisquam Boats LLC – 18 Sunset Drive – Map/Lot 104-062-000-000:** Shoreland permit under technical review for excavation of existing impervious areas for the installation of drainage and sewer structures to connect into the existing municipal utility networks on Sunset Drive. The project also involves regrading and increasing the depth of gravel subbase and pavement courses for the boat washing area in front of the repairs building. They are using a state-of-the-art system that will collect water when washing boats, filter it and put it into the sanitary sewer system. When they are not washing boats, drainage will be filtered to the regular system.

Current Planning Board/ZBA/ARC Applications:

1. Planning Board 06/28/2021 & 07/26/2021–

- a. Cellco Partnership dba Verizon Wireless – 73 Bishop Road – Map/Lot 205-009-000-000:** The Board approved a site plan for a wireless communication facility with a monopine structure. A

balloon test was completed in June.

- b. **Mountain Lake Village – Mile Hill Road – Map/Lots 202-012-000-000, 202-012-001-000, 202-015-000-000, 202-015-001-000:** The Board approved a request for a one-year extension (8/28/2022) of an 18-lot open space single-family subdivision approval and previously granted waivers with internal roads and open space (Zoning Use Open Space Residential Subdivision). The Town has already been gifted the open space to offset wetlands for the apartments at the college.
- c. **Parent Sand & Gravel – Shaker & Wareing Roads – Map/Lots 242-004-000-000, 242-005-000-000, 242-010-000-000, 245-016-000-000 and 245-017-000-000:** The Board found the 5-year compliance application for Earth Excavation substantially in compliance with prior conditions of approval, and operational impacts of the project conform to the description and commitment offered during prior review.
- d. **Raed Hertel Family Trust – Jamestown Road – Map/Lot 118-016-000-000:** The Board tabled this subdivision application as no one was present for this application. They will be heard at the August meeting. If approved, this subdivision would create 7 lots across from the Silver Lake Campground.

2. Zoning Board – 06/23/2021 & 07/28/2021:

- a. **Tracey LeClair – 321 Brown Hill Road – Map/Lot 229-061-000-000:** The Board granted a request for a Special Exception of Article 5, Table 1 of the Zoning Ordinance to allow agricultural animals (chickens) in an “RS” zone on a lot less than 3 acres.
- b. **Nancy Vanagel for Winnisquam Beach Association – 8 Donway Drive – Map/Lot 117-015-000-018:** The Board granted two Special Exceptions of Article 4 of the Wetland Ordinance: to replace a manufactured unit closer (12.6’) to the wetlands than allowed (35’) but not closer than the existing manufactured unit; and to construct an addition closer (20’) to the wetlands than allowed (35’) but not closer than the existing structure.
- c. **Robert Stanton for Mallards Landing Association – 22 Mallards Landing Road – Map/Lot 110-002-000-129:** The Board denied three Variances of Article 5 Table 2 of the Zoning Ordinance to construct a two-story addition: closer (20.9’) to a porch (1 Fifth Street) than allowed (30’); closer (17.9’) to a shed (1 Fifth Street) than allowed (30’); and closer (18.8’) to a shed (20 Mallards Landing Road) than allowed (30’).
- d. **Neil R. Smith for Mallards Landing Association – 40 First Street – Map/Lot 110-002-000-225:** The Board granted a request for a one-year extension (6/26/22) of two variances of the Zoning Ordinance: Article 5 Table 2 to construct a single-family dwelling unit closer (20.4’) to Unit 223 than allowed (30’); and Article 8.B.9.f.1.a to construct a single-family dwelling unit closer (13.7’) to Unit 223 shed than allowed (20’).
- e. **Scott & Maryanne MacKay – 94 Sunset Drive – Map/Lot 107-145-000-000:** The Board granted two Special Exceptions of Article 11.A.3.c of the Zoning Ordinance to add useable space in the existing footprint: closer (27.1’) to the highwater mark than allowed (50’); and closer (7’) to the side property line than allowed (12.5’).
- f. **Jennifer Bouchard for Sunset Beach Condominium – 72 Sunset Drive – Map/Lot 107-150-000-002:** The Board continued this application at the 06/23/2021 meeting, and then at the 07/28/2021 meeting denied two Variances of Article 5 Table 2 of the Zoning Ordinance to allow a carport closer (3.2’) to the side property line than allowed (25’); and closer (17.15’) to an unrelated structure (garage) than allowed (30’).
- g. **Sandra & Chad Goetz for Winnisquam Beach Association – 4 Park Place – Map/Lot 117-015-000-040:** The Board voted to grant four Variances and a Special Exception to replace an RV, replace an addition with added deck, and relocate a shed.

- i) Variances of Article 8.B.9.f (1), (a) of the Zoning Ordinance were granted to replace an RV closer (6.3') to an unrelated structure at 2 Park Place (porch), than allowed (20'); and to replace an addition with deck closer (17.7') to an unrelated structure at 2 Park Place (porch) than allowed (20').
- ii) Variances of Article 4 of the Wetlands Ordinance were granted to replace an RV closer (32.1') to the wetlands than allowed (35'); and to replace an addition with a deck closer (22.2') to the wetlands than allowed (35').
- iii) A Special Exception of Article 8.B.9.f (2) of the Zoning Ordinance was granted to relocate a shed closer (12.9') to an unrelated structure at 2 Park Place (porch) than allowed (20'), but not closer than the existing location.

h. Andrea R. Lubiens – 280 Depot Street – Map/Lot 236-009-000-000: The Board granted a request for a Special Exception of Article 5, Table 1 of the Zoning Ordinance to allow agricultural animals (chickens) in the "I" zone on a lot less than 3 acres.

3. ARC – 06/17/2021 & 07/22/2021:

- a. Mountain Lake Village – Mile Hill Road – Map/Lots 202-012-000-000, 202-012-001-000, 202-015-000-000, 202-015-001-000:** Review of extension of conditionally approved 18-lot subdivision off Mile Hill Road.
- b. Parent Sand & Gravel – Shaker & Wareing Roads – Map/Lots 242-004-000-000, 242-005-000-000, 242-010-000-000, 245-016-000-000 and 245-017-000-000:** Review for 5-year compliance hearing for Earth Excavation.
- c. Pike Industries, Inc. – 246 Depot Street – Map/Lot 236-011-000-000:** Review for Earth Excavation, 5-year compliance hearing (Zoning Use-Activity related to the removal of sand, gravel, loam or stone for commercial purposes).
- d. Tap Public House Inc. – 930 Laconia Road – Map/Lot 122-057-000-000:** Review site plan proposal for outdoor seating.
- e. Winnisquam Marine, Inc. – Laconia Road – Map/Lot 224-014-000-000:** Review for site plan proposal to expand boat storage onto an abutting parcel.

Projects:

1. Belmont Conservation Commission Award in Memory of Jeff Marden – 2021 Recipient:

D. Naiva reported that she reviewed all of the scholarship applications. Three Lakes Region Scholarship trustees review and rate each applicant based on their academic record, essay, financial need, etc. Stella LaVallee was chosen as this year's recipient and will be attending the University of Vermont for Environmental Studies. The Commission awarded her \$500.

2. Old Home Day 08/14/2021:

D. Naiva and E. Stephenson have organized a plant sale for Belmont Old Home Day to benefit the Jeff Marden Scholarship Fund. In past years, the Sargent Fund has helped to fund the scholarships, but they did not do so for 2020.

S. Rolfe will provide tables and an EZ Up canopy. J. Jordan said she has tables and canopies as well if they are needed. D. Naiva said they will be using ladders to display the plants in order to save on space. There will be a table with displays for the Winnisquam Watershed Network (WWN) and the Silver Lake Association. There will also be a table for Jeff Marden's biography and a collection jar for donations. Members discussed having a raffle and S. Rolfe offered to donate a fishing net worth \$225. A volunteer, Ms. Pauline Tessier, sent an email that she will help out with the Silver Lake Association table until 2 pm. She has ordered LakeSmart booklets and will have milfoil samples. The Commission will have invasive species booklets and a poster about invasives. R. Ball will provide a banner, the Jeff Marden poster and

a map of Belmont's Conservation properties. There will also be membership interest forms available to help solicit for Conservation Commission members.

All plant sales and the raffle will benefit the Jeff Marden Scholarship Fund.

Complaints/Violations/Concerns/General Info: None

Budget/Expenditures:

Trail Funds: There have been complaints about people leaving the Village Trail and trespassing on private property around the trail. Signs have been ordered for the trail and the kiosk.

MOTION: J. Jordan moved to withdraw \$71.80 from the Conservation Fund for the following:
a. 4 trail signs for the Village Rail Trail: "Stay on Trail – Private Property"

The motion was seconded by E. Stephenson and carried. (5-0)

Other:

There was discussion about project expenditures. E. Stephenson suggested the Commission join the NH Lakes and WVN organizations.

MOTION: E. Stephenson moved to withdraw \$600.00 from the Conservation Fund for the following:
a. \$300.00 for Winnisquam Watershed Network membership
b. \$300.00 for NH Lakes Association membership

The motion was seconded by D. Naiva and carried. (5-0)

R. Ball reported on an upcoming expenditure to remove a dead ash tree from the Stonington Open Space Land near the Lakes Region Mobile Home Co-Op. A homeowner who already had damage from a tree is concerned about another one damaging her home.

D. Naiva inquired about harvesting trees on some of the Commission's properties. S. Rolfe stated there is not a good market for low-grade timber at this time.

R. Ball walked the Village Trail last week. S. Rolfe commented the Japanese Knotweed is a lost cause on the trail.

There was discussion about the Andrew Sanborn Farm (ASF). There are many invasive species including Phragmites, Autumn olive, Glossy buckthorn and Japanese knotweed. R. Ball reminded members that Donna Hepp has submitted a grant request that includes a controlled burn of the field and removing 25 acres of Glossy buckthorn.

D. Naiva asked if K. Bennett has been out to the ASF property recently and if there is anything that needs attention. K. Bennett said he plans to cut the field in a week or two, and he will walk the field and write up a report. He will also check on the white oaks.

K. Bennett passed along thanks from Peter Pearson's wife for the ASF memorial dedication to her husband.

R. Ball mentioned the Commission had talked about hiring someone to rake out the ASF trails and cut them. Building & Grounds has been mowing at the Village Trail, but there is some brush that should come down there as well.

E. Stephenson reported there has only been three days of divers for milfoil on Lake Winnisquam this season. Jay's Marina will be done again. The north end of the lake and Sunray Shores is clear. Work has been done at Jay's Marina and the rock pile. He said Silver Lake has a big milfoil expense this year.

Next Meeting: It was the consensus of the Commission to hold the next meeting on September 1, 2021.

Adjournment:

MOTION: On a motion by D. Naiva, seconded by E. Stephenson, it was voted unanimously to adjourn at 7:05 pm.

The motion was seconded by E. Stephenson and carried. (5-0)

Respectfully submitted:



Colleen Akerman
Building and Land Use Clerk