



CONSERVATION COMMISSION TOWN OF BELMONT, NH

Wednesday, January 5, 2022

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

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

The Chairman opened the meeting at 6:01 pm and welcomed those in attendance. He announced that the Belmont Selectmen have adopted a mask mandate for public buildings. He announced that as Chairman of the Conservation Commission, this public body is authorized to meet using electronic means as long as there is a quorum physically present. He said the Board gave notice to the public of the necessary information for accessing the meeting using Zoom or telephone, and he announced that any party experiencing any difficulty in accessing the meeting at any point should call 603-267-8300 x 101, and the meeting will be recessed until access can be restored for all parties.

Board's Action – Minutes 12/01/2021:

MOTION: On a motion by D. Naiva, seconded by T. Threlfall, it was voted by roll call to approve the minutes of December 1, 2021.

Roll call: S. Rolfe – Abstain, T. Threlfall – Aye, D. Naiva - Aye, J. Jordan - Abstain, K. Bennett – Aye, E. Stephenson – Aye, R. Mooney - Aye. (5-0-2)

NH Department of Environmental Services Applications:

- 1. Karen Forlizzi Living Trust – 44 Sunset Drive – Map/Lot 104-052-000-000:** More information requested for a minimum impact Standard Dredge and Fill Application to replace an existing partially collapsed 75' stone retaining wall along Lake Winnisquam.
- 2. Douglas Hicks – 38 Bayview Drive –Map/Lot 115-007-000-000:** Letter of Deficiency has been sent for unpermitted waterfront structures and placement of beach sand. The owner needs to submit a restoration plan and plant suitable native shoreland/riparian plantings.

Current Planning Board/ZBA/ARC Applications:

1. Planning Board 12/27/2021:

- a. Public Hearing for Proposed Zoning Amendments:** The Board voted to add two amendments to the ballot for Town meeting for Detached Units Accessory to Residential and Subordinate to Non-Residential Uses, and a reference correction/typo.

- b. Petition Amendment to Rezone Lots:** The Board voted to support a petitioned amendment on the ballot to rezone four lots on Hurricane Road and Church Street from “Rural” to “Residential Single-Family”.
- c. Subdivision Regulation Amendment:** The Board voted to continue the hearing on an amendment for Private Road Standards for a Minor Subdivision in order to modify the amendment from two lots to three lots total. The amendment allows creating frontage on a private road that would not be as costly to construct as a road built to Town standards. For a three-lot subdivision, they will only need a 30’ right-of-way (ROW) and 14’ with a solid base instead of a road with a 50’ ROW and 24’ of pavement.
- d. Expired Approvals:** The Board voted to close expired approvals for:
 - i. Pensco – 8 Church Street – Map/Lot 120-030-000-000:** Site Plan for retail, office and service building
 - ii. George Condodemetraky – 69 Main Street & Laconia Road – Map/Lots 122-053-000-000 & 122-059-000-000:** Site Plan to fill/level to prep commercial lots
 - iii. Groesser Family Rev. Trust – 194 Hurricane Road – Map/Lot 231-014-002-000:** Site Plan to allow a dog grooming salon/day care
 - iv. Richard W. Dubois – Depot Street – Map/Lot 235-032-000-000:** Site Plan to construct 5 rental units in the Industrial Zone and Conditional Use Permit for lot coverage in the Aquifer Zone
 - v. First Baptist Church – 45 Church Street – Map/Lot 122-021-000-000:** Site Plan to convert a previous single-family home for use as a thrift shop and food pantry accessory to primary Church use

2. Zoning Board – No Meeting

3. ARC – 12/16/2021:

- a. Matthew & Heather Gault – 682 Laconia Road – Map/Lot 230-043-000-000:** Review for Site Plan proposal for light manufacturing and converting an existing garage into a commercial structure for manufacturing, assembly, storage, and office space.
- b. Vault Motor Storage – 1213 Laconia Road – Map/Lot 241-006-000-000:** Review for Site Plan proposal for interior boat storage and interior warehousing, and a Conditional Use Permit to exceed impervious surface to construct a heated storage building.

Projects:

1. Christopher Paré – Climate Change:

Student Member C. Paré reported that Belmont High School has started holding an annual virtual climate event with science experts to discuss issues throughout New England. A meeting held in the spring included six experts: the New Hampshire State Climatologist, and professors from the University of New Hampshire and Plymouth State University. Another meeting was held at the end of October about the impacts of climate change on wildlife. There were four experts at that meeting: a professor from Dartmouth College, the Director of the Squam Lakes Science Center, a senior biologist from the Audubon Society and the head of Moose Studies for New Hampshire Fish & Game. There were over 110 attendees.

D. Naiva asked about the most interesting information he learned. C. Paré said the moose biologist’s information about winter ticks that are impacting all of New Hampshire was the most interesting. Ways to offset the climate impact include reducing your own carbon footprint, such as unplugging “vampire” electronics; and making a long-term switch to renewable energy sources. S. Irving asked when the next event would be held. C. Paré confirmed another one will be held in the fall and the new leadership for the event will keep the Commission informed. He will be graduating this year. The Commission asked C. Paré about this future plans. He said he has been accepted to Duke University and

plans to major in economics with a minor in environmental studies. R. Ball complimented C. Paré for starting and putting together this climate event.

E. Stephenson left the meeting due to connection issues.

2. Daniel Ladd Farm:

R. Ball reconned the site for existing boundary monuments to tie into for setting the missing boundary monuments. It will take a bit of work to tie into them as some are quite distant from the work to be done. He is waiting to hear back from Dave Krause. The work will likely not be done until spring. J. Jordan asked about the location of the back of the property. R. Ball explained it is on Union Road near the brook. It is not suitable to park off the road there.

D. Naiva asked about the neighboring farm on Ladd Hill. R. Ball reported the farm property with the house and buildings has been sold, but two vacant lots are still owned by Mrs. Bonnette. R. Mooney noted that the new owners plan to continue using the property as a farm.

Complaints/Violations/Concerns/General Info:

Winnisquam Watershed Network (WWN)/Invasive Species:

D. Naiva gave a “shout out” to E. Stephenson and the WWN for a milfoil-free Lake Winnisquam. She remarked that no chemicals were used this year, only divers. It is going to be a challenge to keep it this way. The Lake Host people are so valuable.

S. Rolfe informed the Commission that freshwater zebra mussels are the next big invasive. They carpet the bottom of a lake. They are slender and catch on boats and trailers and in bilge waters and clog up the infrastructure. There was conversation about where in New Hampshire zebra mussels have been found. R. Ball noted the NH Lakes organization reports there are none in New Hampshire yet, but they are in Connecticut, Vermont, and Massachusetts. K. Bennett asked if boats are inspected before going into lakes in New Hampshire. D. Naiva explained that inspections only happen where there are Lake Hosts and not every launch site has someone inspecting. People who own watercraft need to be educated about invasives.

J. Jordan asked who puts up signs near lakes about invasives. R. Ball said NHDES may do that. P. Tessier said she can ask Amy Smagula at NHDES about signs. R. Ball said if they provide the signs, we will get them posted.

Budget/Expenditures:

R. Ball reported the balance of the Conservation Fund is \$327,030.86 after \$67,532.18 was added from the Land Use Change Tax penalty as land was removed from Current Use. D. Naiva asked how the amount compared to last year, because last year seemed to have a big boon. R. Ball said last year’s amount was about \$49,000 so there was more this year. S. Irving asked for clarification on Current Use. R. Ball explained that it is for reduced taxation if a property is greater than 10 acres, or less than 10 acres with wetlands. The land is classified into categories such as hardwoods, pine, agricultural land and unsuitable land. T. Threlfall asked if land designated as Current Use needs to be open to the public. R. Ball said, no, but there is a 20% bonus if the land is open to the public. It can be posted for “No Trespassing” but owners don’t get as much value. D. Naiva asked who pays the penalty to remove land from Current Use. R. Ball stated it is negotiated during the sale of the property.

S. Rolfe mentioned he read in the last meeting minutes that there was discussion about a ballot

question to not turn over unexpended Conservation budget monies to the Conservation Fund. R. Ball stated making a change like that would need to go to Town meeting and January 9th is the last day to petition a ballot item. The Commission discussed that previously they did not know the unexpended budgeted funds were going to the Conservation Fund. Because the Conservation Fund is receiving 100% of the Land Use Change Tax penalty, it is prudent to return unexpended budgeted monies to the General Fund instead.

MOTION: On a motion by S. Rolfe, seconded by J. Jordan, it was voted unanimously by roll call to put an item on the ballot to return any unexpended Conservation Commission budgeted monies to the General Fund instead of to the Conservation Fund.

Roll call: S. Rolfe – Aye, T. Threlfall – Aye, D. Naiva - Aye, J. Jordan - Aye, K. Bennett – Aye, R. Mooney - Aye. (6-0)

R. Ball stated he will work on the proper language for the ballot item and submit it before the deadline.

S. Rolfe noted unexpended amounts are variable based on projects. Some years there are lots of services needed to buy land, but other years there are smaller projects and less budgeted funds are spent. R. Ball suggested a Capital Reserve Fund may be a good way to have money to cover those types of services, but this is not the year to think about that.

Next Meeting: It was the consensus of the Commission to hold the next regular meeting February 2, 2022.

Adjournment:

MOTION: On a motion by D. Naiva, seconded by J. Jordan, it was voted unanimously by roll call to adjourn at 6:35 pm.

Roll call: S. Rolfe – Aye, T. Threlfall – Aye, D. Naiva - Aye, J. Jordan - Aye, K. Bennett – Aye, R. Mooney – Aye. (6-0)

Respectfully submitted:

Colleen Akerman
Building and Land Use Clerk