

**MINUTES OF MEETING**  
**January 20, 2010**  
**CONSERVATION COMMISSION**  
**Approved at the February 17, 2010 meeting**

**PRESENT**- Walter Kalin, **Co. Chair**, Dean Anson, Deb. Williams, Leslie Thompson, Lisa Morin, Hillary Martin, and Tobias Paddock

**ABSENT**- Marnie Schulz

**STAFF** –Scott McPhie, Planning Technician

**OTHERS PRESENT**- Nick Porell, SGC Engineering Chris Duprey, AKWA Vista, and M. Banaitis, Consultant

I. **Call to Order:** The January 20, 2010 meeting of the Laconia Conservation Commission was called to order at 6:00 PM by W. Kalin.

II. **Old Business:**

**Approval of Minutes:** 01/6/2010

D. Anson made a motion to approve the January 6, 2010 minutes as amended. The motion was seconded by L. Morin. The motion passed 7-0.

III. **New Business:**

**Nick Porell, P.E., SGC Engineering,-Presentation of Meredith Bay's Look off Rock 19-unit town house development** The property is located entirely within the State Shore land Protection Zone.

N. Porell presented the two story nineteen-unit condominium proposal located on Lake Winnepesaukee. All State permits will be listed on the site plan when they are available. The Geo-technician report for erosion control and site stability will follow. Blasting will occur at the site. All wells will be capped with bit clay. There will be temporary impacts to the wetland buffer for sewer installation. A long term maintenance plan for the rain gardens is proposed. All site work and stabilization will be completed at one time. Units will be constructed on an on demand basis. Seven storm water filters are proposed to meet

new State DES storm water regulations. 94% of storm events will be addressed by this first flush solution.

C. Duprey agreed to construct the section of the WOW Trail passing through the Look Off Rock Property.

W. Kalin asked how much time it will take for storm water to flow out of the system. N. Porell said it would drain in 24-hours. L. Morin asked about the lifecycle of the storm water treatment system and if it was designed with an accelerated maintenance component. N. Porell said it has an accelerated maintenance component. W. Kalin asked if future docks are proposed for the Lake frontage of the property. C. Duprey said docks were not included in the Look Off Rock application. The City has approved 158 units for all the AQWA properties but wanted to emphasize the developer had no interest in building at that high of a density. Fewer units will be constructed to accommodate the upscale development in the area

D. Anson emphasized the critical importance of a Geo-technical report before any site work is done. The site conditions were not available but the maintenance schedule of the system is included in the storm water report. D. Anson requested a copy of the report. Staff agreed to provide a summary of the report. The actual report is in book form and can be reviewed at City Hall.

H. Martin was concerned about only reviewing the impacts of this project instead of including the cumulative impacts from the addition of the multi-family project proposed across the street. She suggested creating new analysis which include future developments. D. Anson took that comment one step further and requested a build out analysis for all the AKWA properties. W. Kalin concurred. L. Morin challenged the developer to think beyond current standards and engineer for the worst possible scenario to prevent future problems. T. Paddock also supported a better long range build out proposal to prevent past shortcomings. H. Martin asked for a better explanation of how future problems will be handled if a major site failure occurred.

N. Porell defended the project indicating scenic road already had existing drainage problems before any AKWA projects were constructed. He was confident the storm water runoff from across the street would not affect Look off rock because most of the current runoff is directed to Lake Winnepesaukee through a large culvert located under the railroad. L. Morin expressed concerns about overbuilding and steep slope impacts to Lake Winnepesaukee. T.

Paddock suggested the developer provide the Town with suggestions to improve the road system.

### **Water Quality and storm water improvement future speaker discussion**

S. McPhie indicated a Professor from Plymouth State University is interested in speaking to the Conservation Commission concerning Storm water and water quality testing. The LCC was in agreement to schedule the talk at the Laconia Library in late February or early March as a meet and greet event. Publicity would be necessary to reach the general public.

#### **IV. Liaison & Sub-Committee Reports**

##### **Planning Board Liaison – T. Paddock**

Comments were made in the context of the Look Off Rock Presentation

##### **Permit Sub-Committee – W. Kalin, M. Schulz**

Reviews were postponed to a later date

#### **V. Other Business**

##### **Commissioners Comments and Updates**

Comments were made in the content of the look Off Rock Discussion

#### **VI. Adjournment**

L. Morin made the motion to adjourn. H. Martin seconded the motion. The motion passed 7-0.