Meeting called to order at 7:08 PM by Chairman Chuck Mitchell. Members present: Jon Scanlon, Bob Hardy, Ben Wadleigh and Chuck Mitchell. Also present: Eliza Conde, Secretary.

Bob Hardy moved, Ben Wadleigh seconded to accept the minutes of August 18, 2003 as read. Motion passed.

New Business:

Lake Country Resort: The members of the Commission met with Jon Rokeh at the site prior to this evening’s meeting to review the wetland areas to be impacted in this project.

Jon Scanlon moved, seconded by Ben Wadleigh, that the impacted wetland areas on the plan have been sufficiently dealt with. Discussion on the motion included concern about the size of the detention ponds. The Commission does not have the Drainage Report available at this time, but would prefer the drainages to be sized for 50 year storms because of the elevation of the project. There is particular concern with the size of the lower detention ponds and drainage. Concern was also expressed about the proposed vehicle maintenance pad not being located near a wetland area. Motion passed with the following concerns:

- Based on the slope of the land and size of the plan, the Conservation Commission requests that the drainage areas be sized at least for 25 year storms, preferably for 50 year storms.

- That the vehicle maintenance pad not be located near any wetland areas.

When the wetlands permit application is filed with the Town Clerk a letter will be sent to DES with these concerns with a copy to
Jon Rokeh and the owner of the property.

**Anchorage:** Chuck Mitchell reported to the Commission that Ned Dahl of Belmont and lives on the south end of Lake Winnisquam, expressed concern about the Anchorage property being developed and was looking for any assistance investigating the possibly obtaining a “Conservation Easement” on this property. Ned has been in touch with Tom Curran of Lakes Region Conservation Trust, but they can’t get involved right now as they have other significant financial commitments. This property is a large parcel with close to a mile of frontage on Lake Winnisquam. The Conservation Commission agreed to send a letter to the owner(s) expressing a desire to work with them for either a Conservation Easement or outright purchase of the property for town park/beach.

**Follow up on WRSD easement:** Chuck Mitchell has asked WRSD to install a fence around two designated wetland areas to keep snow from being deposited directly into these areas. WRSD replied that this was not planned for in the budget and would need to refer this to the building committee for future discussions.

**Old Business:**

**Wal-Mart Easement:** The deed has been recorded and returned to the Town.

**Peter Paul Pool:** The Commission reviewed a DES letter dated 09-03-03 to Peter Paul noting deficiencies in wetland remedial measures allowing them 30 days to make the necessary corrections. An inspection of the property earlier in the evening indicated that most of the corrective measures have been done, although we have not received any copy of the wetlands delineation which was to have been done as a part of the conditions.

**Freedom Honda~Suzuki:** The Conservation Commission spent a considerable amount of time studying the plans for this project and discussed the following concerns:

- The designated snow storage areas do not appear to be sufficient enough to handle even a moderate sized storm.
Further, the wetland area needs to be protected from snow being deposited into it with a fence of sufficient height as to prevent snow from being dumped into it (by plow or by front end loader).

- We strongly recommend that catch basins be installed in all parking lots and that they all need to be equipped with gas/oil separators to treat runoff. Many vehicles, including new ones being sold are susceptible to minor leaks of oil and gas, thus a gas/oil separator would ensure that any runoff would be free of these pollutants.

- Where will the fuels and oils, including waste oils be stored? There needs to be a special containment area for the storage of gasoline, diesel fuel (if applicable), engine oil, and waste oil, and any catch basins in or around this area need to be equipped with a gas/oil separator.

- The “Drainage Report” and the map legend on Sheet D2 states that the plans for the detention pond has been calculated for 2, 10 and 25 year storms, not the 50 year storm as stated at Planning Board minutes. The Conservation Commission requests that the figures be re-worked and that the detention pond be appropriately sized for a 50 year storm.

- The plan does not seem to show all of the EPA drainage data / information which is required for the EPA permit which is now required for any project disturbing over 1 acre.

- Drainage from the 10,500 sq. ft. storage building should not be directed into the existing wetlands, but be directed to the treatment swale before going to the detention pond.

- The commission does not know if there are sufficient numbers of catch basins as we were unable to locate any in addition to one next to the storage building which appears to empty directly into the wetlands.

- Drainage from front part of property (A1) needs to be directed into the drainage swale which is on property via catch basins and into the detention pond rather directing the runoff toward an abutter’s property.

- Erosion control measures for construction are shown on abutting property as opposed to being on the owner's property.

- If all runoff from the owner's property is directed to the detention pond via catch basins and though drainage swale,
and is calculated using figures for a 50 year storm, we do not feel that the size of the detention pond is adequate, and also do not feel that the proposed 7 foot dam will be adequate to handle all the runoff.

- McIntyre Welding, at the foot of the hill to the southwest along the main highway, has for years complained that water runoff which comes down over the hill ends up on his property. His property will end up being the recipient of even more runoff if the front part of the property for Freedom Honda/Suzuki is directed along the road in the proposed drainage swales in his direction vs. being directed back onto the property and treated on site in the detention pond.
- The conservation commission chair will contact DES regarding the Dam Permit commenting that the application appears to be incomplete whereas question #9 was not answered, and requesting that the pond and dam be sized to accommodate all “on property” runoff and be calculated for a 50 year storm which the current plans do not do.

**Master Plan ~ “Conservation Chapter”:** Will discuss next month

**Update of Park Committee:** Bob Hardy reported that the Committee has contracted with Bob White of Vermont for the design of the park. The Committee met with the Selectmen, Boards and abutters to discuss plans. The Conservation Commission will see the plans before they are submitted to DES. The Committee is planning to apply for grants to help fund this project.

**Correspondence:**
The Commission reviewed all Planning Board approvals.

**Other:** Jon Scanlon requested that the Commission visit McIntire’s Welding and John MacDonald’s property for possible wetland violations. If violations are observed, letters will be sent to the property owners

Meeting adjourned at 9:45 PM.

Respectfully submitted,
Eliza Conde, Secretary