Members present: Jim Cropsey, Chuck Mitchell, Paul Rushlow, Ben Wadleigh, Helen Hanks, Bob Hardy. Also present: Eliza Conde, Secretary.

**Brooks Holding:** Steve Long, representing the applicant, reviewed the plans showing a decrease in wetlands impact from approximately 30,000 sq. ft. to approximately 10,000 sq ft. The project will be constructed in 2 phases with Phase 1 being the main building and parking area. Phase 2 will be a storage building and additional parking. The applicant proposes to create a Conservation Easement to include a 20 foot wetlands buffer along the entire east boundary of the property which includes Ice House Pond frontage. Chuck Mitchell noted that the town’s wetland buffer may be 25 feet and that since the property on the east side of Bittern Lane will not be used, it might be good to include that in the easement. Paula Hauser, applicant, replied that they will want to place a sign on that portion of the property. It was agreed that wording can be included within the easement to allow for signage and maintenance of signage. Chuck explained that the Conservation Commission is particularly concerned with protecting Ice House Pond. The area in question is currently used for snow removal by MB Tractor with drainage into the pond. Paula Heiser asked about the possibility of future widening of the road by the town. It was agreed that the easement can include wording to allow that to happen.

The general consensus by the applicant and the Commission was that protection of the pond is important and an easement can be negotiated and agreed upon. Jim Cropsey commented that with the heavy rains occurring on this day, the pond was not silted. He emphasized the importance of using Best Management Practices to maintain the quality of the pond.

**South Bay Resort Condominium:** Brian Desfosses reviewed changes made to the plan based upon discussion at the last meeting:

- There will be 20 new modular structures, 4 units in the existing home and 1 new single family home.
- Overflow parking area will serve as the refueling site during construction
- Pool relocated near the front of the property
- No motorized recreational vehicles or boats will be allowed on the site with the exception of Unit 1 where Jet Skis are currently rented and stored. (Members commented that this may cause concern of potential buyers if they are not allowed recreation vehicles, but they are allowed at Unit 1)
- All ditches will be stabilized
- Catch basins will have sediment control to avoid siltation of the lake.
- Dumpster located behind Unit 1, fenced in and with bear bars.
- No one seems to know the location of any septic systems on the property, but if and when they are discovered, the material will be removed from the property and properly disposed of.
- Bituminous curbing
Detention pond is in well drained soils and will not normally have water in it. Brian Desfosses will make further updates and email any changes to Commission members.

There will be a dirt road along the west side of the property during construction. Members discussed methods of controlling runoff on this road, to avoid siltation to the lake. Methods such as silt fencing, check dams, diagonal concrete rain bars or a combination may be used. Discussion followed relative to the seasonal use of these units and the possible future conversion to year round use with changes made by the condominium association.

Minutes: Chuck Mitchell moved, seconded by Bob Hardy to accept the minutes of March 19, 2007 as read. Motion passed.

Other: Chuck Mitchell moved, seconded by Helen Hanks to nominate Bob Hardy as first Vice Chairman. Motion passed. Bob Hardy moved, seconded by Helen Hanks to nominate Chuck Mitchell as second Vice Chairman. Motion passed. Chuck Mitchell moved, seconded by Bob Hardy to pay dues to the NH Assoc. of Natural Resource Scientists for the Chairman and Vice Chairmen. Motion passed.

Jim Cropsey attended a DES workshop relative to the new mitigation funding. He encouraged the Commission to apply for dollars from this fund.

Riverside land clearing: Chuck Mitchell moved, seconded by Bob Hardy to send a letter to Stacey Herbold at DES relative to concerns about the clearing of land along the river. Motion passed.

After review of the Conservation Easement from MAL-CAL (Home Depot) members did not believe that it would be appropriate to allow the town to use 6 acres of the parcel for a town building. The easement was used as mitigation for the disturbance of wetlands and it would be contrary to the intention of the easement document to remove part of the land for construction of a fire station. Bob Hardy moved, seconded by Chuck Mitchell to ask the Chairman to inform the Selectmen that this parcel with its easement cannot be used for town building. Motion passed.

Ben Wadleigh proposed that there be a warrant article to disallow “common land” in a cluster development from being the same as mitigation land. This will be discussed at the next meeting after learning more about DES’ requirements.

Paul Rushlow reminded members that they had agreed to ask for an increase of lot size in the Ag. Zone to 5 acres.
Correspondence:

- DES – Drew’s Wrecker. Members were concerned about the wording in this letter that sounds as if the landowner would be conducting his own sampling. Helen Hanks will email DES with this concern.
- DES – John Bernard – extension of permit
- LRPC annual meeting
- Environmental fact sheet
- DOT – Maintenance activity at intersection of Grange and Lancaster Hill Roads

Meeting adjourned at 9:00 pm.

Respectfully submitted,

Eliza Conde, Secretary