

Loudon Conservation Commission  
December 13, 2006 Meeting  
Minutes

Attendance: Colin Cabot, Bob Butler, Dan Geiger, Jess Storey, and Julie Robinson  
Guest: Pauly Touzin

Julie Robinson opened the meeting at 6:05pm with all members in attendance. Julie thanked everyone for filling in for her last month when she had a family emergency. The first item of business was the site walk Bob Butler went on at Map 12 Lot 4 on Bee Hole Road. Julie deferred to Bob to update the Commission: Bob stated that DJP Reality had previously did a lot line adjustment and were now looking to develop the one lot into a three lot subdivision. There were both wetland and steep slope concerns. Previously, the owners had cleared the land for a house lot. Instead of removing the stumps, they simply pushed them into a pile creating an artificial steep slope situation. As the plans are currently drawn, the driveway to lot 2 would travel through the 75' buffer setback to the wetland and over the steep slope.

After much discussion the Conservation Commission would like to see the lot line between lots 1 and 2 moved further into lot 1. This would allow the driveway to be moved out of the buffer setback. It is the Commission recommendation that the stumps and debris that created the artificial slope be removed and not simply pushed closer the wetland to lessen the slope. The Commission was in favor of lowering the cul-de-sac in order to reduce the grade on the roadway.

Next, Jess Storey gave the group an overview of what happened at the Zoning Regulations meeting, specifically to the Wetlands Conservation District and Buffer language. The Zoning Regulations Committee had some question on the most recent write up which Jess was able to clarify and correct. Jess then made the correction and will email them to Julie who will get them to the Planning Board Secretary for them to have prior to the Dec. 21<sup>st</sup> meeting. Julie will attend the meeting and Jess will try also.

Dan Geiger updated the Commission on the Selectman's meeting and the discussion on Voted and Grandview Roads. The residence on the upper end of Grandview Road would like to see the road go into Town ownership. This subdivision has been a problem from the start and in fact no engineering design review was ever done on the road initially. The road has steep sections, undersized culverts, drainage issues and a right-of-way still held by the golf course that allows them to hit golf balls of a tee that crosses the roadway. When the development first went in the road was intended to end at a hammerhead and the land above it, now fully built out, was to be a nine-hole golf course.

The Commission after much discussion concluded that there are major concerns about the project in general. The following are some of the major concerns:

1. Wetland impacts. Regardless if the road is private or town owned there are concerns about the wetlands. If the road is to be incorporated into town ownership it needs to be reengineered to include retention and detention ponds, culverts with the proper diameter to handle runoff. There is also an issue about

- the EMSI soils that were used on the site and their impact to the wetlands through runoff and erosion.
2. Underground utilities are located under the road and would need to be relocated.
  3. There is a need for guard rails in locations with steep slopes
  4. Liability problem with right of way for golf course.
  5. A need for a hydrological model for the entire roadway.

Dan will attend next Tuesday's Selectmen's meeting and update the group at our next meeting.

Julie went over the Planning and Zoning Board minutes and discussed the problem with Alvin Davis' property on Lovejoy Road. Mr. Davis encroached on the setback on Lovejoy and was denied a rehearing. It is apparent that Mr. Davis has handled the matter by shortening the partially constructed house. The CC will watch the area to see if the foundation will be removed as well.

The culvert installed illegally by Mr. Silva in Bee Hole Brook has still not been removed. We did receive a copy of an administrative order from DES and will monitor this situation closely.

Matt Moore representing the Eggshell Restaurant sent the LCC a packet on all the correspondence with DES on their parking lot expansion request. The Commission's opinion on this is that the stream should not be rerouted through a culvert and then paved over.

Julie opened a discussion on how to improve the work we do for the upcoming year. She offered to step down as Chair but was voted down. She did state that we need to be more structured and that it was very important to have our Minutes submitted to the Town. Jess Storey volunteered to be Secretary and will begin in January. Bob Butler was nominated Vice Chair. Julie will contact Amanda Masse with the Loudon Communication Committee and make sure that we can have our minutes published on the website. She will also advertise in the Loudon Ledger asking for new members to the commission so we can have a full roster.

Finally Julie talked about the lack of monitoring and what we need to do to improve that task. Dan will look into a GPS system and Julie will contact Chris Cane to see if he would monitor or LCIP properties for this year with what we have left in our budget for 06/07.

Adjourned at 8:00pm