

# TILTON CONSERVATION COMMISSION

June 20, 2022

## MINUTES

Members present: Chuck Mitchell, Chair; Bob Hardy; Jim Cropsey; Ken Norton; Paul Rushlow, Jon Scanlon; and Kathi Mitchell

Guests: Cris Salomon, Dave Berard, David Carboni, Tony Carita, Lisa Eggleston, Mario Focareto, Joseph Johnson, Chris Keil, Joe and Lena Luongo, Sanjay and Kathryn Mehta, Andy Miller, Cynthia O'Connell, Michael Smith, Bill Trevor (several people arrived late and did not sign the sheet)

### **Meeting was called to order by the Chair at 7:03 p.m.**

**1. The Preserve at the Anchorage** – Chris Salomon made the presentation, noting that the 42-acre property includes 2000 linear feet of shoreline with two existing beaches. There are wetlands in the middle of the property and near the edge closest to Tilton. There are two existing properties, plus there is a pending sales agreement with the owners of the yellow house close to Laconia Road.

The graveyard in the central part of the property will remain undisturbed.

The resort will have to have sewage pumped up to the road to connect to the sewer system. It is not known what the condition of the septic systems already onsite are. How will they be decommissioned? The footprint of the former house will be the site of a pavilion.

There is one well at the point where there once was a house. That well will be used for bathroom facilities at the pavilion. Two new wells for the resort will be needed and will be located in a well-head protection area on the part of the property closest to town. The two wells should provide sufficient water for the inn and for fire suppression.

Cottages that were once located on the site had asbestos removed and were then burned. The developers are working with NH DOT to add a deceleration turning lane on both the north and south sides of Route 3. A parking lot with 66 spaces will be located near the entrance and there will be additional parking with 148 spaces near the wetlands. A vegetative buffer will provide protection so parked cars will not be seen from the road. A parking area to the left of the inn will contain 60 spaces.

The Inn, with 114 keys, will be located parallel to a great lawn that abuts the shoreline. It will be 250 feet from the shoreline.

The Tilton-Northfield Fire Department has indicated that fire truck access is adequate. The plan is to have fire suppression water located in the main building in an underground cistern. An innkeeper's cottage and garage will be located east of the inn off of a road and near four cottages, with parking, which will be constructed.

The Preserve will not be renting dock slips. They will offer boats for the use of guests, and the pavilion will be available for personal watercraft, such as canoes, kayaks, and

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waterboards. Residents and visitors to the region will be able to make a reservation for dinner and arrive by boat at the docks in front of the inn. The developer plans to renovate the existing boat house with one slip. There are 10 existing boat slips. Four slips will be located near the pavilion to the east.

The developer will be presenting information to the state about stormwater runoff as part of the Alteration of Terrain (AOT) permit request.

### **Questions, concerns, feedback, responses:**

\*There were questions about what soil testing has been done, and how the water table will be impacted by the well usage for the facility.

\*Snow storage was a concern since it appears that it will be stored in the parking areas to melt and drain in the spring.

\*Will there be buffer zones for water runoff from the parking lots before water enters the wetlands?

\*It has been stated that the intent of the developer is to preserve parts of the property, yet a conservation easement is not being planned.

\*Concern was expressed about protecting the wellhead area from construction.

\*It was stated that there has been no study of endangered species or invasive plants.

\*An arborist has reviewed the state of the trees; only the dead and dying trees will be removed.

\*There will be a new septic system at the pavilion. There will not be any bathrooms located on either beach. This was a concern for many who were present. We were told that guests would have to hike back to the hotel to use the facilities.

\*Concern was expressed about runoff from the parking lots, with salt and automotive fluids, affecting the trees over time. The response was that the wetlands will filter the contaminants before they enter the forest area.

\*There will be a maintenance building near the parking lot closest to Laconia Road. Plowing and mowing equipment will be located on-site but no large fuel storage for the equipment will be there, so no fueling pad will be needed. Fuel will be kept in 5-gallon containers. There was concern about salt being stored on the site. If salt is kept on site, it would need to be under cover. No vehicle maintenance will occur on site. There will be a maintenance building near the parking lot closest to Laconia Road.

\*There were numerous questions and concerns about the number of docks. It was stated repeatedly that the owner will not rent boats or dock space. There will be no jet skis and no launch facilities. People will be able to dock their boats if they have reservations for dinner.

\*Dumpsters will be located on a covered loading dock which will not be visible to the public. Guests will not have access to use the dumpsters.

\*The hiking trail seems to traverse the wellhead area. The trail will use gravel and bark mulch.

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\*In answer to a question about power loss, it was stated that a generator will be used to run the emergency lighting, the septic system, heating, elevators, and the kitchen.

\*In answer to a question about the 4 cottages separate from the facility, it was stated that they are an extension of the resort with a bedroom and living room; they will rent for 3-7 days.

\*There will be a couple of dozen paddleboards and kayaks available to the guests. The resort has five motorboats. The State will allow approximately 40 docks, but, currently, there are no plans to build that many.

\* Concern was expressed about the difficulty and dangers involved in navigating the waters to and from the resort at night, especially if someone has been consuming alcohol. Traveling from above the bridge is particularly difficult in the dark.

\*There were questions about a jet ski policy with no jet skis allowed on the beaches. Will there be swim lines?

\*There were questions about hazardous waste (old burn piles-buried) near the wellhead protection areas.

\*The engineering plans will be available in late summer. They will meet or exceed state standards, including drainage/runoff for 100-year storm events. Many of those present asked to be provided with access to these plans.

\*The lawn area will require fertilizer and irrigation to be maintained. The developer is asked to consider reducing the amount of phosphorous entering the lake by using less fertilizer and minimizing irrigation demands. There will be a vegetative buffer between the lake and lawn.

\* The apple orchard – it was suggested that the resort not use chemicals on the trees.

\* Will the town do a peer review on the planned project?

\* Concern was expressed about cutting trees in or near the wellhead protection area.

\* It was suggested to use downcast lighting on the property?

\* Several people asked that the undeveloped portion of the land be preserved, and placed under a conservation easement.

\* An abutter expressed concern about the impact of the project on his well and whether the developer would monitor abutter wells. There was a question about whether 2 onsite wells would have the capacity to handle the needs of large weddings, a full house of guests, and kitchen and laundry usage. The response was that the developer will work with the State.

2. **Minutes:** Jim made a **motion**, which was seconded by Bob, to accept the May 2022 minutes. All were in favor.

### Old Business:

- a) **WRTA Trail Update** – Ken reported that the clean-up day on June 4<sup>th</sup> went well. They used

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three truckloads of stone dust on the trail. Others present mentioned that the trail was in very good condition and was being utilized by many people. Chuck picked up the trail

3. markers. There was a discussion of how to best attach them to the fence. Ken will check with WRTA. Jim will research hardware. Bob can borrow a measuring wheel.

b) **Salmon Run** – Chuck was able to find someone who was willing to weed the first half of the perennial garden which is badly overrun by weeds. The members of the commission supported paying the person \$200 for the weeding which has been completed. Chuck will talk to the person about weeding for one hour a month for the next three months.

### 4. New Business:

a) **Winnepesaukee River** - Winni River Days and the Slalom Run in Tilton were successful. The vegetation along the bank is preventing a view of the river. It might be a good idea to do some minimal weed whacking. Members will coordinate this activity this summer.

b) **Signage regarding invasive species near docks** – The TCC needs more signs from the State. Jon has steel stakes that could be used. Jim will check where to obtain the signs.

### 5. Correspondence:

a) **NH DES File #2022-01405 - 38 Lakewood Tax Map U2 Lot 8  
Reported Alleged Violation - May 24**

b) **Pauline Tessier email re: signage at Lochmere Dam June 1**

c) **Arin Mills email re: NH DOT #2021-M313-1 received June 15**

### 6. Other:

- \* The Yousseff property still has not been remediated
- \* The Truesdell Truss Bridge to the Island and access to the Island
- \* Graveyard was desecrated
- \* The secretary will send copies of the minutes to all parties involved

Bob made the **motion** to adjourn at 9:22. Ken seconded the motion. All were in favor.

Respectfully submitted by Kathi Mitchell, secretary