

TILTON CONSERVATION COMMISSION

September 19, 2022

MINUTES

Members present: Chuck Mitchell; Jim Cropsey; Helen Hanks; Bob Hardy; Paul Rushlow, Jon Scanlon; and Kathi Mitchell

Guests: Ed Rocco, Cris Salomon, Mario Focareto, David Berard, Doug Cygan, Ray Masse, Juliet Harvey-Bolia, Jasen Stock, Daniel Swain, Chris Dalton, Cynthia O'Connell (WWN), Tom Damon, Kenneth Ullner, and an undecipherable signature

Meeting was called to order by the Chair at 7:00 p.m.

- 1. Invasive Species - Doug Cygan** of the NH Department of Agriculture was introduced by Juliet Harvey-Bolia to discuss invasive species in NH. He gave an overview of the methods available to deal with invasives, as well as the challenges. He also answered questions from the audience. Although we all share a major concern about knotweed and other invasive plants in Tilton, the TCC has no authority to treat such plants on state roads and private lands. Doug Cygan also noted that there are invasive insects, such as the lanternfly, which are problems that will need to be addressed.
- 2. The Preserve:** Cris Salomon made a presentation regarding The Preserve and including changes in the plans since the TCC meeting in June. NH DOT is reviewing the plan as well as various divisions at NH DES, the AOT bureau, Marine Patrol, and NH Fish and Game has already made some recommendations. The Town has asked for a third-party reviewer to offer advice. The well-head access road will have bark mulch. All storm water runoff will be treated. Twenty-six docks will be in place for hotel guests to use if they rent boats from nearby marinas, or if they have a restaurant/lounge reservation. Fish & Game noted that there is a loon-nesting area near the point that needs protection. Dark sky lighting will be provided, including using motion sensitive devices. There will be low bollards with lights along the walking trails. Native plantings, such as blueberries, will be added. No stormwater will be directly entering Lake Winnisquam. The pool area will have food and beverages available to guests. Neither jet skis or boats will be allowed in the loon nesting area, but paddleboats, canoes, and kayaks will be allowed near the loon nesting area.

There were several questions about the possibility of a conservation easement being placed on the forested section of the wellhead part of the property to protect that section from being further developed in the future. Cris indicated that this was not an option. Lighting concerns were discussed, and Cris said that balcony lighting would be under cover. Rooms will have darkened blackout curtains. The Point will be left in a natural state and there will be no walking trails leading to the Point. There were questions about whether the snow storage area will be sufficient. If they run out of room for snow, they will use Parking Lot #3. Spring snow melt was discussed, and the team stated that there is a closed system with treatment into the berm before water drains into the wetland or the lake. Another question dealt with salt mitigation and sand usage. Again, the contaminants will be diverted to a treatment swale before being released. The stormwater culverts will accept all water runoff.

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A question about salt storage on site was answered that there will be no salt or sand stored on the site. A question about adding film to windows was mentioned. The commissioners noted that it will be important to keep lighting subdued for wildlife and abutters. A question about the exact number of docks on the property was asked since Chris said there would only be 26, but the plans show 33. Which seven docks will not be utilized? There was a question about monitoring water and runoff. There will be an annual review which will be sent to the state and to the town. Noise issues connected with wedding events was discussed. Events will occur between 5:00 pm and 11pm and the noise levels will not disturb guests or abutters. The priority will be on a “quiet, restful, relaxing, and regenerative experience”. The plan is not to have a lot of boat activity at the hotel. Non-motorized boats will be on the loon-nesting side, but docks will be limited. It was suggested that protection might be needed for swimmers. There was a question about stormwater maintenance. Tennis and pickleball courts have been added to the latest plan. Will these have lights for after-dark use? Wetland crossings will have 24” culverts with concrete or galvanized corrugated pipes. No new beaches will be created; only beaches that are currently on site will be utilized. The septic system at the Pavilion will need to be located 125” from the wetlands setback according to Tilton Zoning Regulations. There should be as little impact as possible. The restaurant and bar on the common area are under cover so they won’t create any light pollution. The lounge will be open until midnight so there will be some light emitted. The trees along the shore should blunt the effects of the lighting. The trees will also be preserved for eagle nesting. No blackout curtains for the restaurant and lounge will be used on the side facing the lake. Lighting for the walking trails will be used both summer and winter (for snowshoeing and cross-country skiing). There was a question about the noise from music at the pool being a nuisance. The pool will not be open in the winter, although a hot tub will be available. There is no washroom, or bathroom facilities, planned for immediately next to the pool, yet food and beverages will be served.

- 3. Minutes:** The minutes from August were reviewed. Bob made a **motion** to accept the minutes as presented. Jim seconded the motion. All were in favor.

Old Business:

a) Signage – Jim presented sample hardware items that could be used to attach signs to fencing on the WRTA trail. Helen made a **motion**, seconded by Bob, to approve funds from the TCC budget to pay for the hardware purchased at Bryant & Lawrence. All were in favor. The secretary will notify the town finance officer that the funds should come from the TCC account. Discussion ensued about when to mow the section of Salmon Run closest to town. Helen made a **motion**, seconded by Jon, to clear this section of Salmon Run in the next few weeks. All were in favor.

b) Salmon Run – Chuck presented an invoice from Home Garden Services for \$100 for weeding completed at the site. Helen made a **motion** to pay the invoice and Bob seconded the motion. All were in favor.

4. New Business:

a) 2023 TCC budget – After review, Helen made a **motion** to approve the tentative budget for 2023 and Jon seconded the motion. All were in favor.

b) Easement monitoring – Chuck and Kathi attended a NHACC webinar about Gaia, a mapping app that could be used for easement monitoring. It was also suggested that the TCC consider drone surveillance for

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easement monitoring. This matter will be placed on the October agenda and members will have a chance to explore the app. The secretary will also send the link to the EDDmapS app which can be used to identify areas of invasives in the community.

c) **Warrant article for milfoil removal** – After discussion, Helen made the **motion** to ask the town for \$5000 to be added to the Improving and Maintaining Lake Management Capital Reserve Fund, considering that both the Silver Lake Association and the Winnisquam Watershed are requesting funds this year and have indicated that they will do so next year. Jim seconded the motion and all were in favor.

5. Correspondence:

- a) **NH DES File #2022-01829 565-2 Laconia Road R9 Lot 30-B Mehta Family Trust Standard Dredge and Fill – permit approved**
- b) **NH DES File #2022-02018 918 Laconia Road R5 Lot 7 Donna/James Miller Shoreland Permit Application – permit approved**
- c) **NH DES File #2022-01612 22 Murphy Lane R9 Lot 8 Cyr Family Trust Shoreland Standard permit – permit approved**
- d) **NH DES File #2022-01444 149 School Street R18 Lot 12 Jon Chambers Expedited dredge and fill – permit approved**
- e) **NH DES File #2022-02282 299 Sanborn Road R4 Lot 11 Wetland Permit-by-Notification Tilton-Northfield Fire District and Ralph Sellars – approved**
- f) **Email from Emmalee Garvin re: WRSD Easement**

6. Other:

a) **Silver Lake Association** requested \$1400 for two days of milfoil and curly leaf pondweed removal in August. Pauline Tessier sent a cover letter explaining what work was completed and included maps, invoices, and details. Jon made the **motion** to approve expending funds from the Capital Reserve Fund and Helen seconded the motion. All were in favor.

Helen made the **motion** to adjourn at 9:35 pm. Paul seconded the motion. All were in favor.

Respectfully submitted by Kathi Mitchell, secretary