

**MEETING**  
**Tilton Conservation Commission**  
**Tilton Town Hall**  
**June 17, 2024**  
**MINUTES**

Present: Chuck Mitchell, Helen Hanks, Bob Hardy, Ken Norton, Paul Rushlow, Jon Scanlon,  
and Kathi Mitchell

Guests: Cynthia Theriault and Ed Crawford

The meeting of the Tilton Conservation Commission was called to order by the chair at 7:00 p.m.

1. **Winnisquam Boats LLC:** Ms. Theriault explained that Mr. Crawford proposes to redevelop his property at 1003 Laconia Road which currently has three buildings plus the retail area. The intent is to replace the three current storage buildings with a single four-story structure. They are seeking a variance from the Tilton ZBA to exceed the maximum height by five feet, but they are coming to the Conservation Commission as part of an introductory process. Stormwater drainage will be directed to the ground behind the new building. There are two condos, owned by the company, which are located in the rear. Both have indicated that they have no objections to the plan. Mr. Crawford stated that they will not sell gasoline, repair boats, wash boats, or do boat detailing. Every gear case for every boat will be “bagged” to prevent leakage. Diesel fuel for the forklift will be brought onsite by truck. Discussion centered on best practices to handle a fuel spill including cutting lines in the concrete pad to retain oil or fuel and having appropriate items available to handle any spillage. It was also suggested that the fueling space be furthest away from the waterfront. Lighting will adhere to Dark Sky and Town of Tilton regulations. Dock lights will be downcast and have shields. Parking will be located along the length of the new building. Trash cans will be located along the dock for the use of the boaters. It was suggested by the TCC that if they elect to use a dumpster that it should be covered and located in a fenced-in area.

Comments to be sent to ZBA and Tilton Planning Board:

1. There were a number of questions about how much stormwater runoff would result from the proposed project. Ms Theriault said there would be no problems, but the TCC feels that an expert should examine the actual calculations and data, particularly for 100-year storms which are now even more frequent. Ms. Theriault said that the data would be made available to the town.
2. While they will not sell fuel, repair boats, or wash boats, diesel fuel will be brought in by truck to fuel the forklift. The commissioners suggested that they designate a specific area away from the lakeside for fueling so that any fuel leakage can be controlled and treated. While the owner said fuel leaks were rare, it is better to be prepared in an effort to protect Lake Winnisquam.
3. All lighting will adhere to Dark Sky regulations and/or Tilton’s downcast lighting and shielding.
4. Trash cans will be located near the docks for customers, and a fenced and covered dumpster will be located on the property.
5. It is hoped that there will be some checks on boats that might bring milfoil or other invasives plants and animals from different parts of Lake Winnisquam. There are already some seriously-involved areas with milfoil on this lake.

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\*\*One question that came up after the meeting with Winnisquam Boats was how the boats would be winterized for storage as far as removing fuel and protecting engines, using antifreeze or petroleum-based substances.

2. **Minutes from May:** Helen made a **motion** to accept the minutes as presented. Bob seconded the motion, and the minutes were approved.
3. **Old Business:**
  - a) **Salmon Run** –
    1. Bob and Kathi planted lupines along the fence.
  - b) **WRTA** –
    1. June 1<sup>st</sup> was the annual trail cleanup day. They worked on the Franklin portion and did a cleanup on the riverside. WRTA is coordinating with the Mill City group to possibly build another trail to create a loop. They are also working with the Foothills Foundation to connect with other tourist recreation groups and trail systems.
    2. Members noted the signage about the trail on Main Street. They also remembered that there used to be painted footprints on Main Street sidewalks leading visitors from Salmon Run to the Park Street Bridge. Over time, the paint seems to have disappeared. Helen made a **motion**, seconded by Jon, to paint footprints back on the Main Street sidewalk from Salmon Run to the bridge. The motion was approved.
  - c) **Taking Action for Wildlife** – The Tilton Conservation Commission was notified that they have been selected by the UNH/NH Fish & Game/NHACC to receive community technical assistance to study wildlife corridors and ways to connect conservation areas. The first meeting with the Taking Action team will be by Zoom. Members discussed possible times for them to participate. The grant project goes from June through November.
5. **New Business:** There was no new business.
6. **Correspondence** –
  - a) Vermont Rail Compliance letter from NH DES U04 Lot 73
  - b) Naomi Praul – proposed MB Tractor expansion
  - c) Site-walk at John Bernard Laconia Road property tomorrow at 5:00 p.m.
  - d) NH DES Standard Dredge and Fill Permit Application for 12 Murphy Lane R09 Lot 3  
Members noted that the pictures offered were taken during the winter when snow was on the ground so it would be easier to assess the site if there were pictures taken now. It would be appropriate for NH DES staff to do a site-walk. The trees in question look fairly healthy. from a current Google Earth view. The surrounding vegetation also looks good. It seems unnecessary to remove healthy trees for a retaining wall.
7. **Other** –
  - a) South Bay – an applicant has asked to place a mobile home on the site while he begins work to develop the property. This property has been discussed at length in the past. The drainage and roadway issues will need to be addressed. There were a number of questions about sewer and water for a new development. There was also a question about the age of the mobile home.
  - b) Eversource – The power line is proposed to be moved on pole closer to the property that had been transferred to the town, They also want a large gate placed on the town's property. Questions arose

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(Eversource, continued) about the need for a culvert and who would be responsible.

- c) There has been serious timber cutting in town, particularly near the former Rodeway Inn on Laconia Road. No one is quite sure what is happening there. Chuck will contact Tim Pearson to see if monies have been transferred to the town. Jon will check on the “Intent to Cut” permits that are required. Ken provided the group with a copy of an Intent to Cut permit.

Helen made a **motion** to adjourn, seconded by Paul at 8:34 p.m. The motion was approved.

Respectfully submitted by Kathi Mitchell