

**TOWN OF NEW HAMPTON**  
**Conservation Commission**  
MEETING MINUTES  
6 Pinnacle Hill Road, NEW HAMPTON, NH 03256

January 31, 2024

**1: Call to order:**

Mr. Pollock called the meeting to order at 6:30 p.m.

**Others Present:**

Mr. Luke Hurley of BSC Group  
Mr. Barry Draper of PRLC

**2. Roll Call:**

Regular Members: Mr. Bob Pollock, Mrs. Debra Pendergast, Mr. Maurice Schofield, Mr. Tim Young, Mr. Lewis Mundy Shaw

**3. Minutes**

**-Review of 1/9/24 minutes**

**Minutes of 1/9/24 were reviewed. Mr. Schofield made a motion to accept the minutes as written. Mr. Young seconded. Vote to approve was unanimous with Mrs. Pendergast abstaining as she was not at that meeting.**

**4. REVIEW OF PERCHED  
BEACH ON THE PEMI RIVER;  
DES SHORE LAND  
APPLICATION**

4) Luke Hurley of BSC Group was in attendance on behalf of the Fawcetts who own what was once a boy's camp at 101 Old Bristol Road. He presented drawings to the group for review. There is an existing house and an old tennis court with pavement still there as well as cabins. He stated the Fawcetts' plan is to fix all of the cabins on the property.

This is an after the fact application for a perched beach. Mr. Hurley said that Mr. Scott Fawcett has been going through the Wetlands Bureau process. He had cut some trees which was an issue so trees have since been replanted. Mr. Fawcett thought there had previously been sand and thought he would redo a beach. He put sand back in that area after which the state notified him that he needed a permit because this was a permittable water dependent structure. Mr. Hurley said the area is technically in the upland so there is no wetland impact, but it is water dependent. Mr. Fawcett had then submitted an application. The application was missing a lot of information and it was sent back incomplete with a list of necessary information. Mr. Fawcett contacted Mr. Hurley and then BSC Group did the survey on the limited area that pertains to the project. Mr. Hurley put together the application that the CC now has copies of and submitted it to the state where it is currently being reviewed.

Mr. Fawcett is looking to retain 741 sf of beach area which is sand placed in the upland and raked flat. It is not dug in; the land has not been excavated so there is no ground disturbance. The beach is perched and there is no contact with water. They are proposing a 6'x 6' wooden timber border, held in by rebar to hold the sand back. The plan also shows stairs to reach the water which would be about 6'x3' with a couple steps. It is about a 1.5' drop to the bank. Mr. Hurley said this may not be completed. Mr. Pollock said it shouldn't be on the plan if it's not being done. Mr. Hurley said that it may instead be temporary stairs or a dock which could be removed and that if there are any changes after the state's review is completed, the CC will be copied on those changes.

Mrs. Pendergast asked about the edge of the top retaining area because she did not see topo lines. Mr. Hurley said it is flat.

Mr. Pollock asked how many layers of timbers there would be. Mr. Hurley said only one 6' x 6' laying on top, not dug in, and all sand will be laid inside it.

Mr. Young said part of the perched beach requirement is that water be swaled around it. Mr. Pollock said that needs to be taken into consideration. Mr. Hurley said that can be addressed.

Mr. Young inquired about the reference line for the stone stairs. Mr. Hurley said it was the top of the bank. Mr. Pollock said the reference line needs to be shown on the plan and Mr. Hurley said it can be added.

Mrs. Pendergast asked if this was an area that tends to wash out. Mr. Hurley said that the FEMA flood plain maps don't show this side as in the 100 year flood plain – it shows the opposite side of the river.

Mr. Young asked about the stairs and if they would have to be dug into the ground. Mr. Hurley said that although stairs are on the plan, he doesn't know if they will actually work. The higher 453 elevation at the top of the bank is the reference line and he will update it on the plan. There was some further discussion of height of the reference line.

Mr. Pollock asked if there were comments from the public.

Mr. Barry Draper representing PRLAC asked about trees which have been cut and about sand which is outside of the area on the plan. Mr. Hurley said some trees have been replanted and that any sand which is outside of the defined area will have to be removed.

There was discussion about the plan for replanting and Mr. Hurley explained that he is only working on the permit. The enforcement action is separate.

Mr. Young stated he would like to see more information on the stairs, the timbers, a swale and the revegetation plan. Mr. Schofield agreed.

***Mrs. Pendergast made a motion that the documented items be sent off to the state. Mr. Schofield seconded. Vote was unanimous.***

The CC thanked Mr. Hurley and he left the meeting.

**5. GUEST: RE: LAKE  
WICWAS WATERSHED  
UPDATE**

5.) Mr. Pollock provided members with correspondence between himself and Tom Crane from Lake Wicwas. Mr. Crane will attend the March 6<sup>th</sup> meeting. Mr. Pollock will also try to have someone from the Selectman's office and a Planning Board member attend. This involves getting protection for wetland areas around Dolloff Brook and a possible Conservation Easement on a property on Chase Road.

Mr. Schofield asked if there were regulations about using fertilizer on lake properties. Mr. Pollock and Mr. Young said there is supposed to be a vegetative buffer between lawn and water for new projects.

**6. BALD LEDGE EASEMENT**

6.) The Town Attorney is currently reviewing the easement that Lakes Region Conservation Trust sent.

**7. EGAN PROPERTY-  
RECOMMENDATION TO  
SELECTMEN**

7.) No update.

**8. CHASE ROAD PROPERTY –  
RECOMMENDATION TO  
SELECTMEN**

8.) No update

**9. DIXON HILL -  
RECOMMENDATION TO  
SELECTMEN**

9.) No update

**10. STRAITS ROAD  
PROPERTY; PROPERTY LINE  
ISSUE**

10) Mr. Pollock will start working with the Town Attorney and Colin Brown on the property line issue once he is finished with the Bald Ledge Easement.

**11. WINONA HEIGHTS ROAD  
SELECTMEN REQUEST TO  
PAY BACK TAXES**

11) No update

**12. REVIEW AND WORK ON  
UPDATING OPEN SPACE  
MASTER PLAN**

12) Mr. Pollock provided his comments on portions of the Open Space Master Plan. There was discussion about keeping an index as is written on p. 1, bullet 3. Mr. Young said he thought much of the information could be found on GIS mapping and he will look into access.

Mr. Pollock has asked Pam Vose, Land Use Administrator to verify percentages of Assessment Based Land Use Categories which are shown in the pie chart on p. 2 and the New Hampton Tax Exempt Land by Owner values in the pie chart on p. 3. Further edits on pp. 3 and 4 were discussed and it was noted that items on p. 4, section B. Conservation Lands Inventory need to be completed and that boundary markers need to be verified.

Mr. Young noted that it would be a good project to have records digitized.

**12. GRANTS AND CC  
FUNDING FOR 2023/2024**

12) Mrs. Pendergast shared a list of grant programs. She is looking at grants through SCC (State Conservation Commission) now which we are eligible to apply for. They have 6 different programs and one may match with the CC's need to hire someone for indexing of wetlands.

Mr. Pollock said he is looking for funding to help with obtaining Robinson Falls property. Mrs. Pendergast said there is a grant that would be appropriate for that purpose and there was discussion about resources for

grant writing. Mr. Draper commented that Rick Van de Poll may be a resource.

**13. DISCUSSION ON PROPOSED GROUND WATER ORDINANCE**

13) Mr. Young asked for explanation. Mr. Pollock said that ground water locations in the town are mapped out and the planning board writes a zoning ordinance that protects those areas for future water supplies. The locations have to be identified and boundaries set up. Mr. Pollock stated that the Conservation Commission could write a proposed ordinance, but the Planning Board writes the actual ordinance. There was some discussion about ground water ordinances present in other municipalities.

Mr. Pollock said that New Hampton is growing and will need a water supply. We need to think of the future and of how to extend a larger water supply, not just for the Precinct.

**14. OAK TREE FOR PAT SCHLESINGER**

14) Will be planted in Spring

**15. NEW MEMBERSHIP – SUGGESTIONS?**

15) Mr. Pollock identified Mr. Barry Draper who was present. Mr. Draper said he is working on it and also suggested Craig Jaster as a potential member. Mr. Schofield said that he had reached out to Harold Lamos but had not heard back yet.

**16. OTHER BUSINESS**

16.) None

**ADJOURNMENT:**

***Mrs. Pendergast made a motion to adjourn. Mr. Schofield seconded. Vote was unanimous and the meeting was adjourned at 7:53 PM.***

**NEXT MEETING SCHEDULED:**

Wednesday, March 6, 2024

*Respectfully submitted,  
Tamara Van Lenten*