

**TOWN OF OSSIPEE
CONSERVATION COMMISSION
MEETING MINUTES
August 9, 2023**

Minutes have been recorded for the convenience of summarization by Laura Nash, Planning Board Secretary and are deleted once minutes are approved; any amendments to the minutes are noted in ***bold & italic*** type.

Call to Order: Krystal Eldridge called the meeting to order at 7:15 PM.

Roll Call: Krystal Eldridge - Chair, Ralph Buchanan – Vice Chair and Marie McConarty

Absent: Gordon Pilotte

Members: Welcome new member Gordon Pilotte - Buchanan explained that Gordon Pilotte is finishing up a job in Massachusetts and should be at the next meeting.

Meeting Minutes: Review to approve Meeting Minutes of July 12, 2023

A **Motion** by Buchanan to approve the meeting minutes of July 12, 2023, as presented. McConarty seconded. No discussion. A unanimous vote in favor was taken. **Motion passed.**

Financial:

- **Long Sands Association:** Annual donation of \$100.00

A **Motion** by McConarty to accept the donation from Long Sands Association and deposit it into the Conservation Commission's checking account. Buchanan seconded the motion. No discussion. A unanimous vote in favor was taken. **Motion passed.**

- **NH Lakes:** Annual donation of \$300.00

A **Motion** by Buchanan to renew the Annual Membership in the amount of \$300.00 to be expensed from the Conservation Commission Budget - Dues & Workshops line item. McConarty seconded the motion. No discussion. A unanimous vote in favor was taken. **Motion passed.**

Old Business:

- **Beech River & Annie Nichols Rd Parking:** Project is on hold but will remain on the agenda until further notice.

Buchanan stated due to the storms the highway department is behind schedule, so this project is probably going to be on hold for this year.

- **Windows on the Ossipee Mountains:**

Buchanan recommends picking a date in October to go down and do another section of property. Buchanan notice the state road crew has moved to the opposite side of the street. Buchanan noted the fabric is doing its job but it needs a lot of cutting and hoping to do another section with the fabric and mulch barrier. Review of the calendar for available dates ensued. The members have tentatively selected September 30th, 2023 pending progress of the state highway crew. A final decision will be made at the September 13th meeting.

New Business:

NHDES - Wetlands Permit by Notification:

- **Wetlands Permit by Notification (PBN):** 3 South Shore Realty Trust, owner Marcin Jarmoc. Tax Map: 044 Lot: 072 is submitting an application for the installation of a seasonal Dock Lift next to an

existing permitted seasonal dock for 3 South Shore Rd.

McConarty reported that she and Steve McConarty went and reviewed this site and everything is fine. The dock is in with a jet ski dock next to it.

- **Wetlands Permit by Notification (PBN):** Owner: Patrick Marks of 88 Deer Cove Rd. Tax Map: 037 Lot: 030 is submitting an application to supplement and replenish 1,978.13 sq. ft. of beach sand at an existing beach that meets the state definition of a legal structure.

The CC members had no concerns about this permit.

NHDES - Wetlands Permit: The CC reviewed and discussed and had no concerns.

- **File # 2023-00709:** Dredge & Fill Wetlands Permit – application for Richard Nelson of 20 Channel Rd. Tax Map: 021 Lot: 005 is proposing to install a perched beach to replace an existing beach.
 1. Update: Letter received July 26, 2023 from NHDES stating that the permit has been amended on July 19, 2023. The amended permit description: Impact 601 sq. ft. of bank in order to perch an existing 500 sq. Ft. beach along 117 ft. of shoreline frontage on Ossipee Lake.
- **File # 2023-01925:** Emergency Authorization Verification – for NH NorthCoast Corp. of mile post marker 107.6 Ossipee c/o Ron Corriveau, Boston Sand & Gravel to install emergency erosion control measure for an unnamed stream.

Intent to Cut: The CC reviewed and discussed and had no concerns.

- **Tax Map: 136 Lot: 018:** (Original Cut) on Ossipee Mountain Road. Owner is Josh Morgan; to cut 12 acres of 16.324 acres by Frank Varney anticipated start date is August 7, 2023. Approved by the Board of Selectmen. Taxes are paid. No Cemetery.

Discussion ensued over the location of the storage facility Josh Morgan is proposing to come before the Planning Board.

- **Tax Map: 063 Lot: 011 (11-1, 11-5, & 11-7):** (Original Cut) on Valley Rd.. Owner is George J. MacKoul, Trustee for MacKoul Realty Trust; to cut 4 acres of 12.78 acres by Frank Varney anticipated start date is August 4, 2023. Approved by the Board of Selectmen. Taxes are paid. No Cemetery.
- **Tax Map: 201 Lot: 003, Tax Map: 201 Lot: 004, Tax Map: 204 Lot: 003, Tax Map: 204 Lot: 004, Tax Map: 204 Lot: 005, Tax Map: 204 Lot: 006, Tax Map: 206 Lot: 003, Tax Map: 207 Lot: 005, Tax Map: 207 Lot: 006, Tax Map: 207 Lot: 007, and Tax Map: 207 Lot: 008:** (Original Cut) on Gilman Valley Rd.. Owner is Chocorua Forestlands, LLC c/o Jeffrey T. Coombs; to cut +/- 200 acres of 855.9 acres by Richard Gerard - Forester anticipated start date is August 15, 2023. Approved by the Board of Selectmen. Taxes are paid. No Cemetery.

Notices:

- **PB Abutters Notice: Case #23-01-BLA:** William A. & Shannon M. Huffman and Maplehurst Farm Trust c/o Ted Wright of White Mountain Survey & Engineering of 275 Granite Rd. Tax Map: 261 Lot: 010, 279 Granite Rd. Tax Map: 261 Lot: 011 and 285 Granite Rd. Tax Map: 261 Lot: 012 is seeking a Boundary Line Adjustment of .28 acres from Lot: 012 to become part of Lot: 10 and Lot: 011 lot lines will be absorbed and become part of Lot: 010.
- **SPNHF:** John Plummer of SPNHF is planning to walk the Tamworth property on either August 17th or 18th if you would like to join him.

The secretary reported she had emailed the members a week or so ago with John Plummer's contact information to call and schedule a time to walk the property with him. McConarty inquired if they walk the

whole property. Buchanan commented they do because the trails are blazed pretty good due to the logging done.

- **GMCG:**
 - The Watershed News – Summer 2023
 - Newsletter of upcoming UNH events about Salt
- **NHDES:** Wetlands Program Administrative Rule Env-Wt. 315.05
- **NH Tree Farm Program:** 2023 NH Tree Farm Field Day to be held on Saturday, September 16th, 2023 at Langwood Tree Farm, 301 Land Road, Cornish NH

Next Meeting Date: [September 13, 2023 at 7:00 pm at the Freight House](#)

Any Other Business that May Come Before the Commission:

Buchanan reported he found a homeless couple living in one of his storage units. Buchanan told them they had to leave but with the heavy rain that day, he didn't have the heart to evict them in the middle of a storm. But they eventually left and have pitched a tent out by Coleman's Concrete plant. The Police Department came and evicted them. K. Eldridge commented that she has seen tents out behind the boat ramp on Route 25. McConarty commented it's going to be an issue because she's seeing it in other towns.

McConarty spoke with NHDES about the boat fire, above ground vs. underground fuel tanks and gas leaking from the nozzle at Lake Front Landing Marina (formerly Lord's Landing) at 85 Pequawket Trail. McConarty reports per NHDES there was an issue with a censor on one of the tanks. The state came out to inspect and has replaced the censor and everything is fine.

McConarty reported per NHDES it does not matter if the fuel tanks are underground or above ground fuel tanks; if the state has given approval of the tanks it doesn't matter if there in the ground or above ground.

McConarty also reported per NHDES potential gas leaking from the nozzle being laid on the dock instead of being hung back in its cradle at the pump at Lake Front Landing Marina (formerly Lord's Landing) at 85 Pequawket Trail. Per NHDES, that jurisdiction would fall to the towns Fire Marshall under the fire codes. The hose should be retractable but if its not it should have poles so it can be fastened so its not kicked into the water. The pumps can be self service but there also be an attendant on duty, the pumps cannot be self-serve 24/7. The attendant must be on duty who is trained and knows the protocol for shutting down the pumps down in the event of a catastrophe.

McConarty stated per NHDES everything is up to code on this site. NHDES thanked McConarty for contacting them because in lieu of everything going on with gas stations recently, he's glad to see there are people looking out at all the gas stations.

McConarty was informed the new Fire Marshall is Dan Karl at Center Ossipee Fire Department. McConarty will contact Chief, Dana Cullen and Dan Karl to notify them about inspecting the site. Discussion ensued.

Adjournment:

A **Motion** by McConarty to adjourn the meeting. Buchanan seconded. No discussion. A unanimous vote was taken. **Motion passed.** The meeting ended at 7:44 PM.

Minutes approved by majority vote of the Commission on _____
Date

Krystal Eldridge, Chairman

or

Ralph Buchanan, Vice Chairman