

**FREEDOM CONSERVATION COMMISSION**  
**SPECIAL MEETING**  
**Perch Beach Application for Farmers Lane Association Lot 4 on Clover Lane**  
**May 1, 2018**

**5:30p.m. at the Freedom Town Hall**

**FCC Members Present:** Cheryl Harris, JP Mcvitty, Paul Elie, Sue Hoople(A), Sarah Tabor

**FCC Members Absent:** Frank Lalumiere (A)

**Others Present:** Stacy Bolduc Recording Secretary, Alice Custard, Mark McConkey, Jacob McConkey, Peg Scully, Tony Raynes, Maureen Raynes, Steve Maxfield President of the Association

**Quorum:** A quorum was met

With a quorum having been declared the meeting was called to order at 5:30 P.M. with Cheryl Harris as Chair pro tem presiding.

Cheryl opened the meeting explaining the purpose of the meeting is to review and discuss a perch beach application that was received April 2,2018 by Libby at the Town Hall. The FCC was not provided the application at the last meeting, so to meet the requirements of providing any comments a special meeting was required. Any comments or concerns will be provided to DES tomorrow.

Cheryl recognized Mr. and Mrs. Raynes and asked them as abutters if they had any comments. Mr. Raynes addressed the board with the following concerns:

His first concern was for environmental impact regarding spring runoff and sand being washed into the lake. The lake water rises, and he would like to know what provisions are being made to prevent this from happening.

Question #9 Mr. Raynes questioned the four-foot face will be exposed to the passerby's at the back of the wall and the Redi Rock not looking natural with the one granite step from the lake. With the aid of a map Mr. Raynes pointed out his concern regarding the opening for the stairs. Mr. McConkey explained passerby's by definition to him would be someone canoeing or kayaking on the lake front he went on to explain the granite stair and the steps.

Mr. Raynes also explained he has a deed as part of the association for being able to use a piece of land that has a boat ramp located 20 ft from Mr. McConkey's land. He wants to be sure the plan allows for enough room to get a truck down to the water. It's very a very steep slope and wants to make sure there is enough room. Mr. McConkey explained where the area is and that the new structure is smaller than what was proposed in previous application and believes there is 21 feet of room and that would accommodate a truck and a wide pontoon boat. A brief discussion.

Cheryl asked Mr. MacConkey about the liner footage the tax map is not consistent with the plan. Tax map states 70ft the application states 75 ft. Mr. McConkey responded 75 ft. tax maps are notoriously not correct, but you need to submit one with the application to comply.

Cheryl asked what the space between the two walls will be. The map was reviewed and discussed. Mark gave an overview of the area that cannot be greater than 20% using the map. Meeting the criteria for slope was discussed and how the application meets it. The culvert and the bushes going down to the boat ramp were also discussed and having enough of an opening to get a truck down to the ramp. There

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is a 20 ft opening. Mr. Raynes is concerned about the bushes and says that it is tight. Mark said even with the growth there is 18ft.

Lake levels was discussed next. Cheryl asked if the perch beach is far enough back that it is not going to be losing sand. The lake can go as high as 411' especially in the spring. The granite step is level with the sand. Mark responded they are at 408'99 he explained the first proposal had the structure down to the water's edge in this proposal they pulled the structure back up slope the entrance is at 409' he went on to explain with dam for Ossipee Lake being replaced this year and when Concord takes control of the new dam there should not be such high water.

Cheryl questioned the plot drawings show 8" depth of sand the maximum is 6". Mark responded they will adjust it to comply.

The slope calculation was discussed, it is legal at 24.44%. Cheryl asked if the 1 foot of gravel behind the wall is going to be enough absorb the runoff cascading down the hill. Mark explained there is a storm culvert that is capturing the water above slope taking it out to the lake.

Cheryl pointed out the application states the perched beach to be 180.84 SF of permanent impact but the beach itself is (according to the drawings, 368.38 SF). Mark responded the 180 number reflects the wall itself, not the entire beach area. He agreed the numbers should be consistent and they will look at them again.

Mr. Raynes asked the FCC to note the lack of vegetation and would like to see the Association put some vegetation and trees on the steep slope to help it look natural again and help with water flow down the slope. He is concerned with the commercial look of the beach and would like it to look as natural as possible. Discussion ensued around when the Association stripped the vegetation and mowed the grass and the Association putting back some vegetation.

There being no other business to come before the board the **Paul made a motion, seconded by Sue to adjourn the meeting at 6:45 p.m.**

Stacy Bolduc,  
Recording Secretary

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