



SEPTEMBER 18, 2016
POST ANNUAL MEETING EDITION
A Publication of the
Canobie Lake
Protective Association

Annual Meeting

On July 17, 2016, we held the Annual Meeting at the Searles School and Chapel, a beautifully restored, historic building in Windham, NH. The highlight of the meeting was the presentation of the John F Morten Memorial Award for Exemplary Lake Stewardship to Bill Schroeder. The president of the New Hampshire Lakes Association, Tom O'Brien, was present to make the presentation. Also in attendance were a representative from Canobie Lake Park, Tyler Querol, and 36 other members and friends of the CLPA.

The presentation was followed with a fun activity directed by Director Odie Odierna where all members attending had a chance to meet and get to know more about one another. Thanks again to Marion Westerberg, Jay Johnson, and Ginny Campiola for the surrounding of pictures of all the waterfront homes on Canobie. Bill Schroeder, Steve Bortone, Dale Valvo, Ginny Campiola, Betty Dunn, Jeff Boyer, Suzanne Moore, and Marian Johnson all made presentations of some of the year's issues and accomplishments.



We are pleased to announce that; Dale Valvo was elected to be our new president, Marian Johnson was elected director from Windham, Jeff Boyer was elected director from Salem, and Bill Schroeder was elected director from Windham. Many thanks to Odie Odierna and Peter Griffin for serving on the board for many years.

CLPA Membership

THANK YOU, THANK YOU, THANK YOU!!! We have a current record high number of 123 members of the Canobie Lake Protective Association. Our membership has been growing in recent years and we hope that you and your neighbors will continue to recruit so that we will grow in numbers and strength of solidarity to protect our beautiful lake. We continue to be grateful to our friend and neighbor, Canobie Lake Park for providing us with passes to use in our membership drive. This was the first year that we ran out of passes! THANKS to Canobie Lake Park for giving us enough additional passes to provide all the new members with passes due.

Canobie Lake Water Level

The lake level is very low for this time of year. This is quite obvious to anyone familiar with the lake. The official level was 215.66 feet on September 9, 2016, which is 4.34 feet below the full level of 220. We estimate that it will drop to 214.5 feet by mid-October, when Salem will switch over to using Arlington Pond for the source of the town drinking water.

The immediate cause is the drought. All of southern New Hampshire is experiencing a severe drought, which has been well covered in the local news media. When a drought occurs the municipal water demand is up, the supply is down and lakes that are used as water supply sources, such as Canobie, become very low. This year is the lowest that Canobie Lake has been for many years.

The Town of Salem has done some good things in recent years to try to reduce the water demand. They have fixed some major leaks in the water distribution system, reduced waste water in the treatment plant, installed new, more accurate meters on user's premises, etc. And this year, on July 7th, they imposed mandatory outdoor watering restrictions. The watering restrictions have reduced demand somewhat, but not as much as town officials had hoped for. Salem selectmen have been getting updates on water use and Canobie level at every weekly meeting.

But still, the Salem water system has a big problem. Because of the Arlington Pond agreement Salem cannot draw water from Arlington Pond in the summer. Canobie is the only source available. And with a dry summer, the Canobie level drops rapidly.

We believe that Salem is taking more water from Canobie than it can safely provide. The safe yield for Canobie is 485 million gallons per year, as determined by a 1996 study done by a consulting firm (SEA). In the summer of 2015 Salem produced 504 Mg of treated water. In the summer of 2016 we estimate that Salem will produce about 525 Mg. Salem needs another water source to be able to stop over using Canobie. And this situation will only get worse as Salem continues to develop and add new users to the system.

The NH Department of Environmental Services, DES, has just contracted for a study to identify additional sources of water for Salem to replace previously available sources polluted by MtBE. The study will consider new ground water sources (i.e. wells), interconnections and new sources outside of Salem. The study should be completed by the spring of 2017. If the study identifies practical options, significantly more time and money will be required to bring a new source online.

Your CLPA board of directors will work with town and state officials and urge them to get another source of water for Salem. It's in everybody's best interest. We'll update you on developments.

HELP Clean the Lake's Exposed Shore

We ask all members, friends, and lakefront residents to take this opportunity of low lake levels to take some time to remove unwanted debris from the exposed shore of Canobie Lake. Also...good luck to anyone with a metal detector in finding hidden treasures exposed.

Private Boat Ramp use available

As a result of the extremely low water levels the Hayes Hart boat ramp is not usable for most trailers. The CLPA board has reached out to some private waterfront residents who have boat ramps. There are currently 3 different ramps that are available. Please contact Ginny Campiola (vcampiola@comcast.net) for details.

Log Removal

Thanks to Jeff Boyer and crew for "harvesting" 13 logs on Saturday 9/10/16. With the low water level the logs were popping up and creating a very hazardous condition for boating. We are also grateful to Al Hill for removing 21 logs from the boat ramp area on Hayes Hart Road.



Loons on Canobie Lake

Unfortunately our loons produced a couple eggs but neither of them hatched. We don't know why! Maybe it was the disturbance by boaters going too close to the raft. Or, maybe, the cold temperatures we had in the evenings when the loons were on the nest incubating the eggs could have forced the parents to abandon the nest. Dave Blake was able to retrieve the 2 eggs that were abandoned. He has taken them to the Loon specialists and we hope to have some answers as to what may have happened. Next year Dave plans to put out a floating barrier and signs to better encourage boaters to give the loons more space and less disturbance. Please encourage everyone you know to help our loons in every way possible.

Canobie Lake Chloride Testing Update

Elevated levels of chloride continue to be one of the largest threats to Canobie Lake. The vast majority of chloride in the lake is from salt used to melt snow and ice on roads, highways and parking lots.

Historically the lake had been tested for chlorides twice a year in only two locations. Over the past couple of years the levels elevated from about 50 mg/L to 70-80 mg/L. Chlorides are considered a significant problem by the New Hampshire Department of Environmental Services (NHDES) when readings are consistently above 220mg/L. While our readings are far short of that level the increase is significant and concerning.

Members of the board met with NHDES late in 2015 and developed a plan for more testing in more areas. Also

NHDES volunteered to "map" the lake for chlorides along the entire shore by testing the conductivity of the water as "salt water" is more conductive to an electric charge than pure water. That map is on our web site and vividly shows "hot spots" along West Shore and North Policy.

Over the spring and summer volunteers have pulled samples from the same six locations every two weeks and submitted those samples to NHDES for chloride testing. Locations selected were along the shore at West Shore, North Policy and two locations along South Shore. The other two locations were the very deep spots in two locations in the middle of the lake.

Test results thus far are concerning. The four locations along the shore are testing in the high 90mg/L level while the deep spots are testing in the mid 70mg/L level. Volunteers will continue to test the shore locations into fall while testing the deeper locations requires a boat and due to the water level most boats are pulled.

Next steps? A meeting is set in late October with the NHDES to review results. Also meetings will be set with the towns of both Salem and Windham to encourage them to use less salt (and more sand) this winter when treating roads adjacent to the lake. And finally NHDES continues to encourage contractors who treat commercial properties to use best practices which use less salt.

Web site update

As you all know, we are currently working on many issues regarding protecting our lake and the watershed and will continue to do so throughout the year. I will be updating our blog page on our website at <http://www.canobielake.org> to keep you informed of the latest news regarding these and other CLPA activities.

If you have any comments and/or questions please feel free to e-mail me at s.moore24@comcast.net. Your input is very important to us! In addition, if you have any pictures that you would like me to post, send them to me and I will put them on the "photo share" page.

Canobie Lake is in Designated Floodplain What this means to you

Did you know that homes along the shore of Canobie Lake could, under federal regulations, be listed as being in a floodplain? Do you know what this can mean to any homeowner who sells his home, refinances his home or applies for a home equity loan?

Here is some history. As you know, floodplains and flood insurance have been in existence since the early 1960s. Originally flood insurance was heavily subsidized by the federal government but all of that changed in 2012 as the subsidies were eliminated. In the interim, over the past ten years, there has been a tremendous amount of flood damage throughout the United States (you all remember Hurricane Sandy) causing FEMA (Federal Emergency Management Agency which is under Homeland Security) to look at almost every body of water in the United States.

As hard as it may be to believe FEMA has designated homes around Canobie (and Cobbett's) to be in Zone A which means they think there is a 1% chance of a flood in 100 years. What is even worse, FEMA did not determine the elevation that a home is or is not in the flood plain. If that were done the designation would be Zone AE making it much easier for a homeowner to know if he is or is not in the floodplain. FEMA may or may not update these floodplain maps every 5 years so that may be why older loans did not require insurance--- FEMA had not looked at Canobie Lake.

Why is this important? The 1973 Flood Insurance Protection Act required all loans on homes in a designated floodplain to have flood insurance. That would apply to any new loan, refinancing an existing home or seeking a home equity loan. So if your existing mortgage has been in place for a longer period, right now you may not need flood insurance but if you refinance or seek a home equity loan, there is a very high probability your lender will require flood insurance. There have even been instances around Canobie that once a lender found an older existing loan wasn't backed by flood insurance they demanded the home owner get the appropriate level of insurance within 45 days.

How do you determine if you are in a floodplain and how do you get your home removed from the floodplain determination? The good news here is many homeowners around Canobie Lake have gone through this process successfully. The "magic number" to be above the flood plain is about 220' ft. That is the top of the dam that

empties Canobie into Policy Brook. But because FEMA has not “determined” that officially, you need to go through a two -step process. Typically, you will need to hire a surveyor who is familiar with the process. The first step is the surveyor will do an Elevation Certificate/Map. He will take many measurements around your property to determine the elevation of the 100 -year floodplain to develop what is called a LAG—that is the Lowest Adjacent Grade of your property. IF Canobie were in an AE designation (where FEMA set the level of the floodplain) he would merely submit this electronically to FEMA and review/approval would take about 10 days. But because Canobie is in the A designation, he must go another step and prepare a LOMA---a letter of map amendment. Basically he must do more work to determine the level of the floodplain and prove that your home is NOT in the floodplain and submit this form plus additional information to FEMA. FEMA then has 60 days to review the application.

What does all this cost? It varies depending on the surveyor but typically 1500-2500\$. The cost of flood insurance? Typically, that is set by FEMA and the cost is about 1000\$ for every 100,000\$ of insurance. That is an annual cost and can vary widely based on many factors such as the level of deductibles chosen.

Thank you to “The Black Moose”

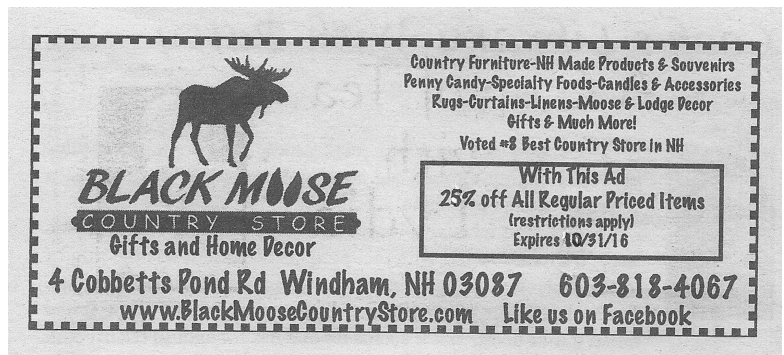
The Canobie Lake Protective Association would like to thank Monica Beaulieu owner of *The Black Moose Country Store* for her support and friendship of the Association and all Canobie Lake homeowners.

Monica is inserting the CLPA brochure in a bag with other materials, which are given to new Windham residents. In addition, she has recently added several Canobie Lake specific items to her inventory and has several more on order.

The board encourages Canobie Lake property owners and friends to visit *The Black Moose Country Store*, to see the hanging signs, flags, mugs, coasters, hand towels, shirts and other items. Please use the 25% off coupon below, generously provided by our supporter and friend, Monica Beaulieu. You may want to start your Christmas shopping early!!!!



Display area of newly introduced Canobie Lake items at The Black Moose Country Store



Proposal to Restore the Windham Cobbetts Pond and Canobie Lake Watershed Protection Ordinance

Several years ago, Windham adopted a section in the zoning ordinance that was designed to keep the Canobie Lake and Cobbetts Pond from degrading due to storm water runoff from new development. This ordinance functioned well for a number of years. However, in March 2016 there was a citizen petition for a zoning amendment that was

sponsored by the developers who were at that time proposing the “Ledgeview” development at the Exit 3 interchange. This amendment would allow significantly more impervious surface in new developments in the watersheds and allow for a greater density of development. Despite the fact that the Ledgeview proposal was later abandoned, and the amendment was opposed by the Windham Planning Board, the CLPA and the Cobbetts Pond Improvement association (CPIA), to our surprise and chagrin, it passed.

The board members of both the CLPA and the CPIA believe this change significantly weakens the protection provided by the ordinance. Both associations have worked over the summer to propose a revisions to the ordinance that would essentially reverse the March vote. These revisions were recently presented to the Windham Planning Board. The Planning Board approved of them and committed to have them presented to the Windham voters in the March 2017 town election.

Next February we will have an education and advocacy campaign to adopt our proposed amendments. We will need your support at that time. Encourage every registered Windham voter you know to vote to amend the ordinance to protect our lake. **We are counting on your support.**

Canobie Lake Protective Association
www.canobielaque.org

A 501 – (c) 3 non-profit Charitable Trust
In the State of N.H.

Current Board of Directors

Dale Valvo, President
(drv0031@gmail.com)
Betty Dunn, Treasurer
(CanobieQue@aol.com)
Ginny Campiola, Secretary
(vcampiola@comcast.net)
Jeff Boyer, Director/Salem
(beanmen@aol.com)
Marian Johnson, Director/Windham
(mtwesterberg@comcast.net)
Suzanne Moore, Director/Salem
(s.moore24@comcast.net)
Bill Schroeder, Director/Windham
(wesCLPA@myfairpoint.net)

THANK YOU to all of our members and supporters. Once again we were blessed with another wonderful (even though it was warm and dry!!!) summer on Canobie Lake. Wishing you and yours a safe winter with good health and happiness. Hope you continue to enjoy both the beauty (including lots of snow to fill our lake with water) and the many winter activities on Canobie Lake. We will be back with our spring newsletter and 2017 membership drive.