

Hampton Conservation Commission
Meeting Minutes
Tuesday, January 22, 2019

Present: Jay Diener, Chairman
Barbara Renaud, Vice Chairman
Peter Tilton
Diane Shaw, Clerk
Pat Swank
Anthony Curro, Alternate (left at 8:30 pm)

Also present Fran McMahon, Planning Board
Rayann Dionne, Conservation Coordinator

I. Call to Order: 7:00 pm

The meeting was called to order by Mr. Diener at 7:00 p.m. in the Town Hall Selectmen's Meeting Room.

II. Review Minutes

MOTION: Ms. Renaud moved to approve the December 2018 minutes with edits provided

SECOND: Ms. Swank

VOTE: 5-0-1 (Mr. Diener abstained)

MOTION PASSED

III. Appointments

1. 535-537 Ocean Blvd – Overview of the proposed redevelopment project

Joe Coronati with Jones and Beach Engineering and Don Garcia with Donik Corp were present to give an overview of the redevelopment project for 535-537 Ocean Blvd and get some initial feedback from the Conservation Commission. Mr. Coronati noted that during the site walk on Saturday a few ideas were brought up. He shared a drawing that contained red lines to denote potential changes as a result of those comments. He then explained that the project is located at 537 Ocean Blvd which is known by the site's restaurant name, "Little Jacks". This site is rather large for a beach parcel and contains a large paved parking lot, the restaurant building, and a gravel area behind the restaurant for deliveries and access. There are a couple of dilapidated sheds adjacent to the salt marsh at the rear of the property. The proposed plan is to construct a 36-unit condominium building. They recently obtained variances from the Zoning Board and will be working on further developing the site plan. He noted that the area behind little Jack's is a tidal marsh which the Town and State have jurisdiction over. They are trying to create a plan that meets all of the Town and State wetland rules while also creating a useable site.

He went through the proposed development features that would be located within the Town's Wetland Conservation District (WCD) and potential changes based on the site walk. He shared a cross section of the slope at the rear of the building and identified those areas that are going to change. There is an existing retaining wall that they are willing to remove and replace with a vegetated slope. Mr. Coronati noted that they had a meeting with the Fire Chief to discuss fire safety and access. The Fire Department needs a flat area along the rear for ladder access. Based on that discussion it was determined that a 17' wide area would be sufficient. Mr. Coronati also shared that this width would allow for equipment like a man-lift to access and work on the backside of the building which might be necessary for maintenance or future repairs. He clarified that the 17' wide area would extend from the rear of the building, not from the rear staircases. After the 17' they would construct a vegetated 2:1

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slope down to the wetland which would drop about 4 vertical feet. Based on this revision, they will be increasing the amount of wetland restoration by approximately 1,500 square feet. The current plan shows about 3,100 sq. ft. of wetland restoration at the rear of the property. Much of area to rear is currently impervious that would be returning to the marsh. They are looking to use coconut logs to establish the slope because they can be stacked on top of one another and then planted. The coconut logs slowly biodegrade over time. The 17' flat strip will have natural landscaping and not be maintained as lawn. They will develop a planting plan for that area. They are also shrinking the size of the eco paver patio area. The intent for the patio is to provide a grill station and a small seating area. Based on some recent revision, the stairwells will be reduced by removing an 8'x8' section from each stairwell (total 138 sq. ft.). The side walkways will not enter the buffer and will be constructed out of eco pavers. Mr. Coronati summarized that currently in the 50' buffer 90% (12,763 sq. ft.) is covered by impervious surfaces. The proposed redevelopment will reduce that 50' buffer impervious coverage below 30%.

Ms. Swank noted that drainage is very difficult to manage in this area. Mr. Coronati shared that they are digging test pits this week to identify the water table. This will help determine whether porous pavement or a chamber system like Stormtech is a good fit for the site.

Ms. Shaw asked if there was going to be two separate buildings. Mr. Coronati responded that it's really one building that will be connected by a core facility. It could be built in phases. Ms. Shaw asked how larger equipment will access the rear of the building. Mr. Coronati stated that there is no access through the building, equipment must go on either side of the building to access the rear. Ms. Shaw followed up with whether there was adequate snow storage at the front of the building. Mr. Coronati said there are areas along the front and also on the south and north sides. The area to the north is the largest with about 20' between the building and the boundary line.

Ms. Renaud was pleased with the changes and that more of the buffer will be naturally vegetated. She was also wondering about drainage because properties nearby struggle to manage stormwater and flood waters. Mr. Coronati noted that right now all of the stormwater runoff flows directly into the marsh. Their plan is to treat the water and then release it which will be a significant improvement. Ms. Renaud asked what the snow storages area will be in the summer. Mr. Coronati stated that they have not figured that out. They might be lawn or landscaped areas. They might also use riverstone for low maintenance. Ms. Renaud asked if it is intended for these areas to be pervious. Mr. Coronati said yes. Ms. Renaud asked about unit access, is there a hallway that runs along the back. Mr. Coronati shared that there will be a rear hallway on the marsh side and all of the units go from the front of the building to the back.

Mrs. Dionne asked how much fill will be needed to create the 17' flat strip at the back of the building. Mr. Coronati said there would be about 2' of fill needed and reminded everyone that they will be excavating and removing material to create marsh. Mrs. Dionne asked why couldn't there be equipment accesses provided through the ground-level parking area. A set of double doors would allow bigger equipment through. Mr. Coronati would need to determine if building codes and proposed layout would allow that type of opening.

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Mr. Curro asked how the sides of the building would remain open during the winter. Would they use a plow truck? Mr. Coronati said they were not anticipating using a truck because it might be too narrow. Snow removal would most likely be with a snow blower or shovel.

Mr. Tilton asked for clarification on how the elevations at the rear were changing. How will that area be maintained? If they can treat/manage stormwater on site that will help reduce the growth of the invasive phragmites. Mr. Coronati identified the area on the plan where elevations are proposed to change. He also shared that the roof runoff will not be treated as it is considered to be clean.

Mr. McMahon asked if they had spoken with NHDOT (NH Department of Transportation) with regards to the drainage issues on Ocean Blvd. Mr. Coronati said they have had conversations with NHDOT and they are planning on directing the drainage down Ocean Blvd, past this site to their drainage easement which goes into the marsh.

Mr. Tilton thought they might have an easier time directing the drainage to the ocean side.

Mr. McMahon asked about the sidewalks on this side of Ocean Blvd. Mr. Coronati responded that they are not in good shape but that repairing or constructing new sidewalks is a challenging task. NHDOT is willing to approve sidewalk repairs within the road ROW if the Town takes over the maintenance afterward.

Mr. McMahon also noted that the Beach Area Commission has a plan for this area and it would be nice to make sure the site improvements are in synch with that plan. Mr. Coronati noted that they will be reducing the number of openings and creating more sidewalk.

Mrs. Dionne asked if this project qualifies for a NH Alteration of Terrain permit, but Mr. Coronati was not sure yet.

Mr. Diener asked how the roof drain water is going to be handled. It is considered to be clean but there is a concern about discharging directly into the marsh. His preference would be for it to discharge outside of the buffer. If that is not feasible, it should be in the buffer. Mr. Coronati stated that it was not certain yet but noted that the water is piped down from the roof under the building, so to bring it back up to the ground level might be challenging.

Mr. Curro recommended a mushroom drain that pops up under pressure.

Mr. Diener is very concerned about bringing any fill into the buffer because the ordinance prohibits it. If the Commission is going to support the addition of fill then there must be good, substantial, and obvious reasons for doing that. Consistency is key and bringing in fill to prevent flooding is not an acceptable approach. Mr. Coronati said that this project provides a rare opportunity to remove over 60% of the impervious coverage in the buffer. They are also proposing to create a substantial portion of new marsh which will be larger than the area being filled. The site's ability to manage and treat stormwater will drastically improve and much of the buffer will be naturally vegetated.

Ms. Shaw was wondering if trash would be stored in the parking area under the building.

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Mr. Coronati said yes in a rollout dumpster. It is rolled out of the garage and then the garbage truck lifts it up to dump out the container.

Mr. Tilton asked if the material being removed during the wetland creation/restoration work could be used for onsite. He wanted to know if there was going to be a net removal of fill on site.

Mr. Coronati thought it was possible that more fill would be removed than what they would like to add.

Mr. Curro reminded everyone that this area floods and the building design needs to account for this.

Mr. Coronati asked if boulders could be placed along the slope at the intersections of the coconut logs. Mr. Diener responded that if they were every 20' or so, there would still be plenty of vegetated areas and if it's going to help to stabilize the slope then it would be helpful. Other Commission members agreed.

1. **226 Island Path** (Map 285 Lot 15)

Amended Town Wetlands Permit

Owner: Patricia and Stephen Dunn

Agent: Norman Carpentier – Carpentier Construction

Norman Carpentier was present to discuss amending the previous approved Town Wetlands Permit for the removal of the existing structure and construction of a new dwelling on pilings. He shared that the original plan was to elevate the existing structure on pilings but the storms last winter caused substantial damage. The proposal is to shrink the footprint of the house, maintain a 12' driveway and move the building 5' further away from the marsh and river. The building's footprint will be 42 sq. ft. smaller and the patio on the west side will be removed. They are also proposing salt tolerant plantings along the marsh and river sides to stabilize the soils and help prevent further erosion.

Mrs. Dionne verified that the proposed second story deck will be cantilevered. Mr. Carpentier added that the deck will also be constructed out of permeable decking material.

Mr. Curro asked about the location of the erosion control. Mr. Carpentier said they will install silt sox around the site and the work will be done during the winter when the ground is frozen.

Public Comment – None

MOTION: Mr. Tilton moved to recommend the Town Wetlands Permit for the removal of the existing structure and construction of a new building on pilings at 226 Island Path.

SECONDED: Ms. Renaud with the inclusion of the previously specified conditions

VOTE: 5-0-1 (Mr. Diener abstained)

MOTION PASSED

2. **186 Island Path** (Map 280 Lot 26-1)

NHDES Wetlands Permit

Owner: Steven and Shelly Rose

Agent: Norman Carpentier – Carpentier Construction

Mr. Carpentier was present to discuss the After-the-Fact NHDES Wetlands permit for the expansion and reconstruction of existing decks and the installation of crushed stone at 186 Island Path. Only the

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edge of the house along the roadside is in the 100' buffer. There is an active NHDES Wetlands and Shoreland Permit for this site but it did not cover these two items being discussed tonight. The property owner owns two lots of record which have been recently merged. To help offset the additional work, they installed 3' stone drip edge. The site has 19% impervious coverage.

Mr. Diener asked if any edging was installed to keep the stone in the driveway area from migrating. Mr. Carpentier said that there is no edging but that could be an option.

PUBLIC COMMENT: None

MOTION: Mr. Tilton moved to not to oppose the NHDES Wetlands Permit for the expansion of the decks and the installation of crushed stone.

SECONDED: Ms. Shaw

VOTE: 5-0-1 (Mr. Diener abstained)

MOTION PASSED

3. Hampton-Seabrook Harbor

NHDES Wetlands Permit

Owner: Pease Development Authority – Division of Ports & Harbors

Tracy Shattuck was present for the Pease Port Authority to discuss the NHDES application for the hydraulic dredging of approximately 150,000 cubic yards of sand material from the Hampton Harbor entrance channel, Seabrook Harbor, and Hampton Harbor. The clean dredge material will be deposited in select areas of the harbor and nearby beaches. Mr. Shattuck shared that there is an obvious need to clear the navigation channel. The plan is to complete the work between November 15, 2019, and March 15, 2020. He shared a plan that identified both the areas to be dredged and areas to be replenished with sand. He added that the areas to be dredged have been tested and found to be clean, so they are approved for depositing on the beach areas. He also noted that when the material is first added, it's not a bright color because it hasn't been exposed to the sun. He acknowledged that there is a lot of concern about where the sand is coming from. The placement sites and timing has been coordinated with Fish and Wildlife, NH Fish and Game and NHDES. The overall plan is to restore the navigation areas to their permanent depth.

Ms. Swank asked if the sand will be placed on the dunes. Mr. Shattuck responded that they are avoiding impacting the dunes. The material will be placed within 18' of the high water mark and graded out to blend into the beach. He also noted that the placement will not impact piping plover nesting locations.

Mr. Curro stated that a few years ago a huge portion of the dune was lost along the State Park Beach and could material be placed there. Mr. Shattuck was not sure as the current locations have been agreed upon by all of the agencies involved.

Mr. Shattuck pointed out that material is proposed around the south bridge abutment which may be subject to change based on the findings of an archeological survey.

Mr. Tilton raised a concern that the dredging is not addressing the cause of the problem. He pointed out a few areas on the map of the harbor where there has been scouring and major changes. Mr. Shattuck agreed and shared that there is a concurrent 107 Plan that is looking at long term solutions for

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the middle ground. This is an area that needs stabilization, matting perhaps but the metal sheathing that has been previously installed does not appear to be the best solution.

Mr. Tilton also shared that the removal of the mussel bed to improve the clam flats has not helped. He feels it would have been better to leave the mussel beds in place.

PUBLIC COMMENT: None

MOTION: Ms. Swank moved to not oppose the dredging project for Hampton Seabrook Harbor
SECONDED: Ms. Renaud with the request that the agencies involved consider placing some of the spoils in areas that have experienced dune erosion along the northeast side of the State Park.

VOTE: 5-0-1 (Mr. Diener abstained)

MOTION PASSED

4. **Route 101 & Church Street (ROW)**

Town and NHDES Wetlands Permit

Owner: Aquarion Water Company

Agent: Tighe and Bond

Carl McMoran the Operations Manager for Aquarion Water Company and Engineer, Amanda Keyes with Tighe and Bond were present to discuss the Installation of approximately 3,930 linear feet of new water main within the Right-Of-Way of Route 101 from Church Street to Tide Mill Creek to replace an old water main. They believe there is a small leak. If there was a major leak it would be very difficult to repair without causing major impacts to the marsh. They want to be proactive and install a new main outside of the marsh.

Ms. Keyes shared that the new water main will be installed on the eastbound side of Route 101, opposite the sewer main. The pipes will be fused together, the trench will be dug and the pipe placed in the trench. They will directionally drill a section of the water main underneath Tide Mill Creek. There will be an entrance and exit pits that will be located outside of the wetlands. Following the completion of the project, all areas disturbed will be restored. There will be a sampling station and air release manhole that looks like a valve box on the surface. The sampling station will be located just west of the Tide Mill Creek crossing.

Mr. McMahan asked what will happen to the existing main. Ms. Keyes responded that it will be capped on either end and abandoned in place.

Mr. Tilton asked what the existing pipe is made out of. Ms. Keyes shared that it is cast iron but the new pipe will be HDPE (High-density polyethylene) pipe.

Mr. McMahan asked how the new pipe will be connected to existing ends. Ms. Keyes stated that the existing pipe is 12" but the new pipe will be 16" and then drop down in size at the connections. The HDPE pipe has to be larger because the walls need to be thicker to provide the same strength as the cast iron pipe.

Mr. Tilton asked whether they had tested for ledge at Tide Mill Creek. Ms. Keyes said they are doing some testing and it appears that they will start in rock on the west side but will come out of it.

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This scenario is fine, but they would not want to come out of the rock and then have to go back into rock a little further down.

Mr. Curro asked why they are abandoning the cast iron pipe in place and not removing it. Ms. Keyes shared that to remove it would cause significant wetland impacts. Mr. McMoran said that its acceptable practice, the removal would be costly, and it will rust away. Mr. Curro was not on board with leaving something that is serving no purpose and it's essentially trash in the wetland. Ms. Keyes responded that if it was close enough to where they were installing the new pipe they would remove it but the new pipe is on the opposite side of Route 101.

Ms. Swank asked about the project timeline. Ms. Keyes stated that if approved by DES in April, they would coordinate with NHDOT and NH Fish & Game. They cannot directional bore during April and the Town doesn't want the work occurring during the summer. Most likely they would start some work in the spring and finish in the fall.

PUBLIC COMMENT: None

MOTION: Ms. Shaw moved to recommend Town Wetlands Permit for the installation of a new water main in the Route 101 eastbound Right-of-Way.

SECONDED: Ms. Swank

VOTE: -5-0-1 (Mr. Diener abstained)

MOTION PASSED

MOTION: Mr. Tilton moved to not to oppose the installation of a new water main in the Route 101 eastbound Right-of-Way

SECONDED: Ms. Shaw

VOTE: 5-0-1 (Mr. Diener abstained)

MOTION PASSED

5. 1 Great Boar's Head Ave

Town and NHDES Wetlands Permit

Owner: Linda S. Perl

Agent: Mark West – West Environmental

Mr. Curro recused himself from this application review.

Mark West was present to discuss the construction of a 49 ft. seawall that will be 7 feet wide and 3 to 4 feet tall to prevent further erosion along the shoreline. Mr. West handed out a revised plan that increased the temporary impacts for equipment access. Some stone will be brought into the site for the retaining wall construction. There are some existing larger stones along the retaining wall area that will be used. The seawall will be placed along the current shoreline and no fill will be added. The access to this site is more gradual than the access point used for the work at 3, 5, and 9 Great Boar's Head Ave. The stones to be used in the wall will be roughly 2-3' wide. Mr. West will identify and spray the HOTL (Highest Observable Tide Line) prior to construction and all of the work will be a minimum of 30' away from the HOTL.

PUBLIC COMMENT: None

MOTION: Ms. Renaud moved to have the Chair sign the NHDES Minimum Expedite Permit

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SECONDED: Mr. Tilton
VOTE: 4-0-1 (Mr. Diener abstained)

MOTION PASSED

MOTION: Ms. Swank moved to recommend the Town Wetlands permit for the construction of a seawall at 1 Great Boar's Head Ave.

SECONDED: Ms. Shaw
VOTE: 4-0-1 (Mr. Diener abstained)

MOTION PASSED

6. Church St Sewer Force Main Break

NHDES Wetlands Permit

Owner: Town of Hampton

Mrs. Dionne shared that this an After-the-Fact permit for the emergency repair when the sewer force main broke near the Tide Mill Creek section of the Hampton Salt marsh complex. Mrs. Dionne stated that Jenifer Hale, Deputy DPW Director requested that the Commission review this application in their absence. The work has been completed and now DPW is working on installing a new sewer main that will be located outside of the marsh and within the eastbound ROW of Route 101.

PUBLIC COMMENT: None

MOTION: Mr. Tilton moved to not oppose the NHDES Wetlands application for the sewer main repair in Tide Mill Creek.

SECONDED: Ms. Renaud
VOTE: 4-0-1 (Mr. Diener abstained)

MOTION PASSED

IV. New Business

1. Tidal Monitoring for Meadow Pond

Mrs. Dionne shared that NHDES Coastal Program connected her to a UNH research that was looking to do some local sensor monitoring work. The sensors can detect temperature, conductivity and water depth. She noted that having some tide sensors in Meadow Pond could be very useful as we know that it takes longer for this area to reach high tide than the tide chart predictions. This delay is the result of several tidal restrictions between Meadow Pond and Hampton Harbor. There was also a thought that this data could be used by the engineering firm DPW is working with to study the flooding around Meadow Pond. The UNH research has some grant funding to put towards the project. The initial thought was 1 or 2 sensors. This project concept was passed along to the Director and Deputy Director and they are very interested and are wondering if more than 2 sensors could be installed. Mrs. Dionne and Mr. Diener wanted to share this project with the Commission to see if they would be interested in contributing to the cost. Mrs. Dionne noted that the Commission has provided funding to PREP (Piscataqua Region Estuary Partnership) for the last two years to collect water quality data on the Salt Marsh complex. She was wondering if some of those funds could be directed to this project.

Mr. Tilton wondered if the sensors and monitoring could be paid from the engineering study funding.

Mr. Diener agreed that this is a great opportunity to collect useful data. He thought it might be best to be prepared to contribute if there is a funding gap. How much would the Commission be willing to contribute? If funding to PREP was reduced, it would be important to share this data with them.

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Several Commission members agreed that they would like to see this type of data collected and would be willing to contribute. This real-time data would be useful and make future modeling efforts more precise/accurate.

MOTION: Ms. Renaud moved to authorize the Conservation Coordinator to go up to \$1000 on the tide gauge project for the Meadow Pond/Eel Creek Tide Mill Creek area.

SECONDED: Mr. Tilton

VOTE: 4-0-1 (Mr. Diener abstained)

MOTION PASSED

2. Coastal Hazards Adaptation Team (CHAT)

Mr. Diener shared that this effort is an outgrowth of a SHEA (Seabrook-Hamptons Estuary Alliance) grant project with the NH Coastal Program which centered on introducing flooding adaptation strategies in Hampton. The grant ran from August to December where they completed a situation assessment, which included a survey to assess Hampton property owner's feelings about several flood-related topics. The second part of the project involved convening a stakeholder group that will research and learn about flood adaptation strategies for Hampton. This group could then provide recommendations and feedback to the Board of Selectmen. CHAT held its first meeting in January. The group was comprised of a member of the Board of Selectmen, Planning Board, Hampton Beach Village Precinct, Hampton Beach Area Commission, DPW, and Planning. It's important to note that this is not an official Town entity. In preparation for this CHAT meeting, Mr. Diener went to various board/commission meetings to get a representative approved. But that has not happened yet with the Conservation Commission. Mr. Diener will be attending CHAT meetings as a member of SHEA. He recommended having the Conservation Coordinator attend these meetings as a representative of the Commission

Mrs. Renaud was supportive of the idea but expressed concern about the Coordinator's full schedule.

Mr. Diener acknowledged this concern and said that her role would be to attend. The organization part would be left to SHEA, Coastal Program, and their independent planner.

Mrs. Dionne added that her work on conservation-related items would take priority over attending a CHAT meeting.

MOTION: Ms. Swank moved to recommend the Conservation Coordinator serve as a representative of the Conservation Commission at CHAT meetings

SECONDED: Ms. Shaw

VOTE: 4-0-1 (Mr. Diener abstained)

MOTION PASSED

3. Department of Revenue Administration comments on Conservation Land acquisition Warrant Article

Mrs. Dionne shared that the Department of Revenue reviewed their money warrant article to purchase conservation land. The intent of the warrant article was to request \$55,000 from Town and contribute \$55,000 from the Conservation Fund to complete the purchase. They recommend adjusting the monetary request to \$110,000 of which \$55,000 would come from taxation and \$55,000 from the Conservation Fund. They also requested that since the appraised value of the land is \$108,000 then the purpose of the remaining \$2,000 needs to be provided. The intent was for the remainder to be for legal

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and closing fees. Mrs. Dionne noted that this recommendation does not change the intent of the warrant article but simply provides clarification. Commission members were supportive of the revisions.

MOTION: Ms. Swank moved to make the following revisions to the Warrant Article for the purchase of conservation land, the appropriation sum would be increased to from \$55,000 to \$110,000 with the explanation that \$55,000 coming from taxation, \$55,000 from Conservation Fund and that \$2,000 would be for legal and closing fees

SECONDED: Ms. Renaud

VOTE: 4-0-1 (Mr. Diener abstained)

MOTION PASSED

4. Coastal Flooding Hazard Policy Statement

Mrs. Dionne and Mr. Diener shared the concept of developing a policy statement with regards to projects in the tidal Wetland Conservation District and how those projects may be impacted by coastal flooding or could impact others during flooding events. Over the last couple of years during the Commission's review of tidal wetland buffer projects, there has been an effort to help educate property owners about coastal flooding and encourage them to take additional steps to better protect their property from flooding. This policy statement could help to further demonstrate the importance of this additional level of review and make others aware that the Commission wants to see projects that are designed to accommodate the land and the flooding as opposed to making the land accommodate the project design. Mr. Diener shared that we want to convey this message especially in areas that are prone to flooding, we are going to redouble our efforts that all of the ordinances are being obeyed. The Commission members were supportive of this concept and Mrs. Dionne will work on drafting a statement for the February meeting.

V. Old Business

1. Update on 2019 HCC warrant articles

Mrs. Dionne shared that the Commission's three zoning ordinance warrant articles (minimum lot area in the Wetland Conservation District, height maximum increase for freeboard, and elevating structures on pilings within the tidal Conservation District) have been moved by the Planning Board to the ballot. The fourth warrant article is to request funding for the purchase of a 70-acre parcel of conservation land. This article got the full support of the Board of Selectmen and the Budget Committee.

Ms. Swank expressed her concern about the recent tax increase and that it could be challenging to get a money warrant article passed this year.

Mr. Diener reminded the Commission of their 15-acre purchases in the Town Forest area this year with monies from the Conservation Fund. By using this fund it reduces the amount needed from the taxpayers to complete the purchases. He did agree that it will be important for the Commission to engage people on the importance of this particular purchase. This 70-acre parcel will be the first to connect two of the Town's largest conservation easement, the Hurd Farm Easements, and Batchelder Farm Easement.

VI. Conservation Coordinator and Chair update

Mrs. Dionne shared that she had received a request from the Rail Trail committee for a letter of support for converting the railroad bed from Drakeside Rd north to the Hampton Town boundary to a biking and walking trail. Commission members were supportive of the repurposing the railroad bed for

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a recreational purpose that residents could enjoy. The only concern was making sure that if there are any improvements or maintenance activities in the Wetland Conservation District that they are done in compliance with the ordinance.

MOTION: Ms. Swank moved to have the Conservation Coordinator draft a letter stating that the Conservation Commission supports the repurposing the railroad bed to a recreation trail as it would be a great opportunity for residents with the understanding that any improvements and maintenance activities should be consistent with the Town's Wetland ordinance.

SECOND: Ms. Shaw

VOTE: 4-0-1 (Mr. Diener abstained)

MOTION PASSED

Mrs. Dionne asked those Commission members that were present for the site walk on Saturday for their initial feedback on a request to increase the height of the rear retaining wall at 561 Ocean Blvd. There were mixed feeling about whether increasing the rear height by about 2 feet would cause additional flood water displacement and negatively impact abutting properties. Several members noted that during the site visit the condominium unit owners present mentioned that one of the parking lot drains was not functioning properly. There was agreement that this should be investigated to identify what needs to be done to correct the problem. It may be necessary to vacuum out sediment that has collected in the catch basin to clearly the drain line. The Commission would like to see the drainage system working properly before considering other modifications to the site.

VII. Adjourn

MOTION: Mr. Tilton moved to adjourn the meeting at 9:35

SECOND: Ms. Shaw

Vote: 4-0-1 (Mr. Diener abstained)

MOTION PASSED