

CONSERVATION COMMISSION PUBLIC HEARING  
SEPTEMBER 22, 1998

The meeting was called to order by Vivianne G. Marcotte, Chairperson, at 7:00 p.m. In attendance were Nancy Batchelder, Dan Gangai, Bonnie Thimble and Peter Tilton, Jr. Alternate attending was Alberta True sitting in for Betty Callanan. Absent were Betty Callanan and Dave Weber. Alternates absent were Ellen Goethel and Ralph Fatello.

The Minutes of August 25, 1998 were reviewed. Mr. Tilton motioned to approve the Minutes with corrections noted, seconded by Ms. True. All were in favor.

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NH WETLAND BUREAU APPLICATIONS

- A. Jacques  
533 Ocean Blvd.

This expedited application is for the addition of pea stone around the house and to connect the house to water (water line). Ms. Marcotte signed off the application.

- B. Vacha  
73 Hobson Ave.

This expedited application is for the reconstruction of the retaining wall. Ms. Marcotte signed off on this application but the applicant will need a Special Permit. Mr. Tilton motioned not to oppose the application for a Special Permit with the following conditions: 1) clean out debris from marsh; 2) do the work in the appropriate low tide; and 3) the Commission be notified upon completion of the work. Ms. Thimble seconded the motion. All were in favor.

- C. Rock  
1036 Ocean Blvd.

This application is for the relocation of stairs to the beach. The existing house will be torn down to build a new home. Rip rap will be put in place of the old stairs and the stairs are to be built on the northern side. Mr. Tilton suggested they contact the Army Corps of engineers and Ms. Marcotte replied that she had already given them that particular application. A discussion ensued. This project will also need a Special Permit. Mr. Gangai asked about the impact. The wall must be built to specifications so as not to compromise the neighbors' wall.

NH WETLAND BUREAU APPLICATIONS (cont)

C. Rock (cont)

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D. Cumings  
Lafayette Rd.

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E. Deteso  
15 Redcoat Lane

This application is to raise the house on pilings within its own footprint. This is due to deteriorating conditions. Mr. Tilton motioned not to oppose the application as proposed with usual conditions, seconded by Ms. Batchelder. All were in favor.

SPECIAL PERMIT APPLICATIONS

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Please see above.
- B. Rock (1036 Ocean Blvd)  
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SPECIAL PERMIT APPLICATIONS (cont)

C. Seacoast Crossroads Realty  
278 Exeter Rd.

This application is for a proposed restaurant on Exeter Rd. Ms. Marcotte stated that two of the three wetlands on this site were insignificant. During a review of the original plans on a site walk with Mr. DeVellis, it had been suggested that the building proposal be pulled away from the wet areas. This new proposal shows no impact on wet. Mr. Tilton stated the wetland was more like a meadow. These wetlands are low value wetlands. A discussion ensued. Mr. Gangai stated that the applicant has already moved back and redesigned the format. Mr. Tilton stated that in areas of intrusion into the buffer, plantings should be used to lessen impact. Ms. Batchelder motioned not to oppose with the recommendations stated above, seconded by Mr. Gangai. All were in favor.

D. Mailloux  
490 High St.

Mr. Mailloux presented his application to the Commissioners. The Zoning Board had recommended Mr. Mailloux attend the Conservation Commission Meeting to receive input from the Commissioners. This application is for the construction of a deck on the side of the house. The deck will remain open above and below and up on five sona tubes. Mr. Gangai motioned not to oppose with the conditions that the deck remain open above and below and the Commission be notified upon completion of the deck. Care should also be taken during construction. This was seconded by Mr. Tilton. All were in favor.

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Beach Plum Way

This Special Permit is to demolish and rebuild a house. This will increase the footprint and will need a State Permit. A discussion ensued. Mr. Tilton motioned not to oppose this Special Permit application pending State approval, seconded by Ms. Batchelder. All were in favor.

SPECIAL PERMIT APPLICATIONS (cont)

F. Clearwater Realty Trust  
587 Ocean Blvd.

This is the second time this application has come before the Commission. The first time was last Spring. This is for the demolition and building of a duplex. The Builder was also present. This will need a State Permit. A discussion ensued on the structure of the building. Since the applicant is increasing the footprint on both the south and north sides, the westside should be pulled away from the buffer. After the discussion, Ms. Batchelder motioned not to oppose with the following conditions: 1) pull back foundation 10 feet; 2) extend living floor on posts; 3) no enclosure of open area under the overhang; 4) include copy of recommendations from May applications; and 5) be notified upon completion. This was seconded by Mr. Tilton. All were in favor.

Mr. Tilton introduced Mr. Robert Tirrell Jr. of 177 Mill Pond Lane, Hampton, regarding getting permission to set a tree stand up on Whites Lane. Mr. Tirrell sent a letter to the Selectmen who referred him ~~over~~ to the Commission. Mr. Tirrell needs written permission from the Conservation Commission to put the tree stand up because the Commission has jurisdiction over conservation land. Mr. Tirrell signed and dated a letter releasing the Town of all liability associated with his hunting on conservation land. Ms. Marcotte will send Mr. Tirrell a letter giving him permission to set up the tree stand from September 22 thru December 20th at which time he must take it down. He must return next year if he should want to put up another stand.

PLANNING BOARD REFERRALS

A. Citizens Bank  
35 Winnacunnet Rd.

This is to remove the old building and construct a new building. This site was walked and the plans reviewed by the Commissioners. Parking will be shared with the Galley Hatch. There are no concerns from the Commission. Ms. Marcotte will send a memo to the Planning Board.

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287 Exeter Rd.

Please see Special Permit Applications.

Ms. Marcotte read letters sent to the Planning Board regarding Majestic Pines and Copley realty.

WETLAND BUREAU ACTIONS

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Emergency authorization. This is for 53 ft. of rip rap wall. Ms. Marcotte visited the site and Ms. Loosigian also had the State investigate. The State suggested to put the stones back until such time as to rebuild.

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Permit was granted for addition of a room.

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Permit granted for the driveway.

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Hearing rescheduled to Wednesday, October 28, 1998.

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- G. Hampton DPW  
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Permit covering emergency replacement of sand at Little River.

- I. Palmer Estate  
Shikralla  
46 Highland Ave.

Permit for retaining wall was denied.

- J. Chamberland  
18 McKay Ave.

A letter of deficiency needs to be responded by 9/30/98.

OLD BUSINESS

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OLD BUSINESS (cont)

C. Eaton Park  
Miscommunication with both Selectmen and Planning Board.

Mr. Gangai stated that during a conversation with Mr. Warburton it was noted that there had been a misunderstanding of the facts; that Doug Mellin made the presentation at our meeting; that the Board felt that the filling of this wet area was not feasible; that the notice of our decision was sent to the State with a copy to the DPW. This is our mandate. It was suggested that Mr. Gangai take a look at Eaton Park to see the parking situation first hand. Ms. Marcotte suggested that Ms. Goethel also go with Mr. Gangai to visit the site because they both have children ~~that~~ use the facilities. Ms. Marcotte read a letter dated 9/10/98 from the Planning Board in support of granting this permit. Discussion ensued. Mr. Gangai suggested that the Commission ~~or himself~~ should attend a Selectmen's Meeting. Ms. Dorí Wiggin is scheduled to meet with the Town this week. The Commission will wait for Ms. Wiggin's response and decision.

NEW BUSINESS

A. Project Activities

1) Conservation Land Identification and Marking

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2. Violations

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Abutter concern - regarding house being repaired in the rear of his property.

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NEW BUSINESS (cont).

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5. Presentation for Town's Birthday Celebration

Scheduled for October 18, 1998 from 1:00 - 5:00. It was suggested that the Conservation Commission have a table showing various projects.

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Jim Chase - ref: shore land development practices - looking for neighborhood to hold an informational seminar. Taylor River Estates or King's Highway neighborhood were suggested. Ms. Marcotte will contact Jim.

CORRESPONDENCE

Workshops, Brochures and Seminars were reviewed.

TREASURER'S REPORT

The Treasurer's Report for August 31, 1998 was not received as of 9/22/98.

ADJOURNMENT

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Respectfully submitted,  
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