

CORRECTED COPY

CONSERVATION COMMISSION PUBLIC HEARING

January 24, 2006

The meeting was called to order at 7:00 p.m. by Ellen Goethel, Chairperson. Present were Commission Members Jay Diener, Charlie Preston, Bonnie Thimble and Peter Tilton Jr. Commissioners Dr. Ralph Falk and Daniel Gangai were absent. Alternate Pete MacKinnon was absent. Alternate Nathan Page sat in for Dan Gangai. Tom Higgins attended representing the Planning Board.

The site walk was held on Saturday, January 21, 2006 at 9:00 a.m.

- A. Timber Swamp Road  
Public Service NH
- B. Exeter Road
- C. Lafayette Road  
Hannaford Bros.
- D. High Street
- E. Merrill Drive

The Minutes of September 27, 2005, October 25, 2005, November 29, 2005 and December 27, 2005 were reviewed and accepted with corrections noted.

NH WETLAND BUREAU APPLICATIONS

- A. 70 Timber Swamp  
Public Service NH

This application is to expand the substation within the State jurisdictional wetland. Mr. Charles W. Young and David Manugian from Ambient Engineering Inc and Laurianne Powers, Wetland Scientist from SeeKamp Environmental addressed the Commission. Public Service of NH proposes to expand the Timber Swamp Substation on Timber Swamp Rd in Hampton and install new equipment. The existing substation consists of a single 345kV to 34.5kV transformer and related bus and control systems. A second transformer and 345kV enhancements are proposed, including four additional 345kV circuit breakers, a new 345kV ring bus, and upgraded control systems. As most of this 81 acre property lies within the 100 year flood plain and is covered by wetlands, PSNH seeks to expand the substation with minimal impacts. PSNH will use low-impact methods of equipment staging and construction and will prepare the site to mitigate potential impacts. One important aspect of doing so involves wetland delineation and flagging, as well as wetland surveying and mapping.

Mr. Tilton motioned to not oppose the granting of the wetlands permit for the Timber Swamp Project to expand the cement pad and clear cut the area for expansion of their utility site as the applicant has agreed to several stipulations and mitigation. The applicant also offered to go into negotiations to deed the back-end of their property over to the Conservation Commission for conservation land. This has a great deal of open space and is in very close proximity to the

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NH WETLAND BUREAU APPLICATIONS (cont)

A. 70 Timber Swamp (cont)

Hurd Farm conservation land and the Batchelder field. The Conservation Commission would ask the State to hold off on their decision until the applicant can revise their plan to include the new mitigation. If the plan does not materialize then the mitigation will be completed as per the original plan with discussion as to the exact plantings in the mitigation areas. The Conservation Commission would like to be notified in writing at the start and completion of construction. Mr. Diener seconded the motion. Mr. Diener amended the motion by adding the first option is the best. Mr. Page seconded the amended motion. All were in favor of the first vote and the amended vote.

B. 475 Exeter Rd

This application is for a driveway through previously undeveloped State jurisdictional wetlands. Sean from NH Soils addressed the Commission. The project proposes 645 sq. ft. of wetland impact for a culvert installation and grading associated with a driveway crossing. A 15" cuivert will be included in the proposed crossing to maintain hydrological connectivity between on-site and adjacent wetlands. The crossing will occur at the narrowest location of the wetland.

Mr. Page motioned not to sign the DES permit and send a letter to DES because the Commission questions whether the area outside of the Town Conservation District meets the criteria for a buildable lot. The Commission also asks the applicant to relocate the driveway so as to minimize the impact to the Town's wetland buffer. The driveway also needs to be of permeable surface. The applicant needs to supply more information about the wetlands on the adjacent property which is owned by the applicant to make sure the septic system is not within the Town's wetlands conservation district. Mr. Diener seconded the motion. All were in favor.

Mr. Tilton motioned to deny the Special Permit as presented. Mr. Diener seconded the motion. All were in favor.

C. Lafayette Road  
Hannaford Bros.

This application is for minimum impact for work within the State jurisdictional wetlands. Cindy from NH Soils addressed the Commission. This is Phase II of the project to fix detention basin. After a brief discussion, Mr. Diener motioned to oppose signing the DES Permi because of 2 major problems with the application. The first is the property to be impacted is not entirely owned by Hannaford and the second is the application itself. The application was altered from its original form. The project itself is necessary to stabilize the sides of the drainage ditch and the engineering plans look excellent. The Commission would have no problem granting this permit as long as the above problems are resolved and the abutter whose property is impacted approves all work. Mr. Page seconded the motion with Ms. Thimble abstained and the rest were in favor.

Mr. Diener motioned to approve the Special Permit with the same stipulations as the DES Permit. Mr. Page seconded the motion. All were in favor.

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SPECIAL PERMITS

- A. 70 Timber Swamp Road  
Public Service of NH

This special permit is to expand the substation within the Town Wetland Conservation District. Mr. Tilton motioned to grant the Special Permit with the following stipulations: (1) use of conservation markers along the wetland buffer, (2) Shoreland Protection Act, (3) proper erosion control with silt fence and hay bales, and (4) the Conservation Commission be notified in writing before and after the project is finished. Ms. Thimble seconded the motion. All were in favor.

- B. 546 High Street

This Special Permit is for the addition on second story deck within the Town Wetland Conservation District. Dave Goodwin addressed the Commission. After a brief overview, Mr. Tilton motioned to recommend the granting of the Special Permit to close in a second floor deck and add a staircase. The area underneath the enclosed deck and stairs will remain open and of a permeable surface and with all the stipulations. Mr. Diener seconded the motion. With Mr. Page opposed, all were in favor.

- C. 475 Exeter Road

Please see above.

- D. 7 Merrill Industrial Drive (RADEMO Realty Trust)

This Special Permit is to subdivide and build in Town Wetlands Conservation District. A discussion ensued about moving the dumpster from the wetlands buffer and work on construction of treatment swale and detention pond along with maintenance easements and annual maintenance report to be sent to the Commission. Mr. Page motioned to recommend granting of the Special Permit only if the following stipulations are met: (1) the application is actually for the abutter's property at 7 Merrill Dr. (either abutter is co-applicant or applicant has permission for all work on the abutting property); (2) applicant has permission to move the treatment swale approximately a minimum of 10 feet away from the edge of the wetland during construction; (3) applicant will supply an annual maintenance report to the Conservation Commission and Planning Board on the annual maintenance of the detention pond; (4) easement from the abutter; and (5) usual stipulations and notification at the beginning and end of project. Mr. Diener seconded the motion. All were in favor.

- E. Lafayette Rd  
Hannaford Bros.

Please see above.

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SPECIAL PERMITS (cont)

- F. 101 Drakeside Rd  
Pamela Kopka

This Special Permit is for driveway impact with removal of structure from the Wetlands Conservation District. Mr. Page motioned to recommend the granting of this Special Permit for work within the Wetlands Conservation District for the demolition of the existing building and rebuilding of a new structure only if the plans for the duplex meet the requirements in 2.3.7C of the Town Ordinances; the driveway is of a permeable surface; the debris on site within the Wetlands Conservation District is removed; and the usual stipulations. Mr. Diener seconded the motion. All were in favor.

PLANNING BOARD REFERRALS

- A. 195 & 201 Woodland Rd

Mrs. Goethe will send a copy of the last letter.

APPOINTMENTS

- A. Tracy Degnan  
Saltmarsh Restoration Prioritization Summary and Contract with RCCD for wetlands restoration.

Tracy Degnan gave a brief overview of the Saltmarsh Restoration Program.

The next meeting will be held on Tuesday, February 28, 2006 meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be held on Saturday, February 25, 2006 at 9:00 a.m. meeting at the Town Office Parking Lot.

Mr. Diener motioned to adjourn at 10:20 p.m. seconded by Ms. Thimble. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary

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