

## CONSERVATION COMMISSION PUBLIC HEARING

November 27, 2007

FINAL

The meeting was called to order at 7:01 p.m. by Ellen Goethel, Chairperson, at the Hampton Town Office Meeting Room. Present were Commission Members Jay Diener, Nathan Page, Sharon Raymond and Peter Tilton Jr. Commissioners Dr. Ralph Falk and Daniel Gangai were absent. Alternate Barbara Renaud was present sitting in for Daniel Gangai. . Alternate Pete MacKinnon was absent. Steve Scaturro, Conservation Coordinator, was present. Keith Lessard was representing the Planning Board.

The Site Walk was held on Saturday, November 24, 2007 meeting at the Town Hall Parking Lot at 9:00 a.m. The following sites were visited:

- A. 1026 OCEAN BLVD
- B. 18 GENTIAN RD
- C. 165 ISLAND PATH
- D. 155 DRAKESIDE, HAMPTON MEADOWS CONDOMINIUMS

The Minutes of October 23, 2007 will be reviewed at the December 18, 2007 Meeting.

### NH WETLAND BUREAU APPLICATIONS

- A. 18 Gentian Rd  
Virginia Bergin

This application is for the removal of existing one story house to construct a new 1.5 story house. Len Connaughton addressed the Commission. After a lengthy discussion, the applicant has asked the Commission to continue this application onto the Agenda for December 18, 2007 in order to come back with the following information, corrections and additions which appear to be missing from their original application: (1) total square footage of temporary impact within the Town Wetlands Conservation District; (2) square footage of existing sealed surface within the Town Wetlands Conservation District; (3) square footage of new permanent impact to the Town Wetlands Conservation District; (4) square footage of the existing shed which is to be removed from the site; (5) plan should show the decks at six feet above the ground and open above and below; (6) the plan should show the distance of the existing building and deck from the edge of the wetland; (7) plans should show cantilevered deck; (8) plan should show the distance of the proposed building from the edge of the Town Wetlands Conservation District; (9) square footage of the existing sealed surface driveway on the property; and (10) plan should show that the existing driveway sealed surface (on the property) will be removed and a new parking area will be built using permeable surface. The proposed parking area should be clearly marked on the plan. Mr. Page motioned to continue the application at the December 18, 2007 meeting. Mr. Diener seconded the motion. All were in favor.

- B. 155 Drakside Road  
Joe Coronati

This application is for the dredging and re-shaping two ponds. The proposed impact is 68,208 sq. ft. of wetland and 7,000 sq. ft. within the 50 ft. buffer. After a lengthy discussion, Ms. Raymond motioned to not oppose the granting of a permit for the dredging for maintenance of one detention pond as presented with the inclusion of the following stipulations to which the applicant has agreed: (1) applicant provides a contingency replanting plan for the restoration of temporary impact in case the area does not replenish and maintain vigorous growth for at least 2 years; (2) no fertilizers or pesticides or herbicides are used with 50 ft of the wetlands including the detention ponds; (3) temporary truck wash station will not drain onto the conservation land; (4) area is dredged during the late summer/early fall, during the dry season but finished

CONSERVATION COMMISSION PUBLIC HEARING

November 27, 2007

Page 2

NH WETLAND BUREAU APPLICATIONS (Cont)

B. 155 Drakeside Rd (Cont)

early enough for plants to grow before the winter to avoid unnecessary erosion during the winter and spring; (5) applicant will inspect and do maintenance on the catch basins to prevent continued silting of the ponds; (6) spoils are taken off site; (7) temporary access is replanted and restored, if necessary; (8) pipe which drains from the existing pump station into the wetland is explained to the state inspector and corrected, if necessary; (9) applicant will provide an annual maintenance report for the catch basins and detention ponds, with photos, to the Conservation Commission and Planning Office; and (10) the usual stipulations. Mr. Page seconded the motion. All were in favor.

C. 165 Island Path

John Hangen & Nancy Wheeler

This application is for construction of a two townhouse (1 duplex) in buffer from at least two sides. The applicant has agreed to continue this application to the December 18, 2007 meeting, due to information about the last DES permit granted on this property. It appears that there may be a violation on the above referenced property. It appears that there was not to be any pavement on the property with the original permit. (reference letter dated February 23, 1995 and signed by Mr. Hangen). The area in front of the garage is paved. The gravel area surrounding this site and the abutting house and workshop has been lined with impermeable plastic which also appears to be a violation that needed another permit from the State DES and Town Planning Board. Once these two issues have been cleared up the Commission would request a recalculation of the legal sealed surface and that an appropriate restoration plan be submitted. Mr. Page motioned to continue this application at the December 18, 2007 meeting. Mr. Diener seconded. All were in favor.

SPECIAL PERMITS

A. 18 Gentian Rd.

Virginia Bergin

Please see above.

B. 155 Drakeside Rd

Hampton Meadows Condominium

Mr. Page motioned to continue this application to the December 18, 2007 meeting due to the fact that the applicant has changed the project substantially (decreased the total disturbance) and the Commission would like this application to match the application which has been sent to the State DES. Mr. Tilton seconded the motion. With one opposed, the rest was in favor.

C. 165 Island Path

John Hangen & Nancy Wheeler

Mr. Page motioned to continue this application to the December 18, 2007 meeting to give the applicant time to meet with the State DES to clear up what appears to be a violation on the site. This also appears to be a Town violation. Mr. Diener seconded the motion. All were in favor.

CONSERVATION COMMISSION PUBLIC HEARING

November 27, 2007

Page 3

SPECIAL PERMITS (Cont)

D. 1026 Ocean Blvd.  
Whit Saidla & Nancy Jackson

Mr. Whimey Saidla (Whitney & Company) addressed the Commission. Mr. Page motioned to recommend the granting of the Special Permit for the construction of a wrap around deck with the following stipulations: (1) posts and markers for the Wetlands Conservation District buffer boundary are placed on both the north and south side of the property as the property lines 50 feet from the edge of the highest observable tide; (2) deck will remain open above and below within 50 feet from the edge of the highest observable tide line and deed restriction that the material below the deck within this area must remain of a permeable material; (3) applicant will submit a planting scheme for the 50 foot buffer for Commission approval and plantings will be completed prior to sign off by the Commission Coordinator; (4) proper erosion control and netting is in place until all work on the property is finished; and (5) all usual stipulations. Ms. Raymond seconded the motion. All were in favor.

PLANNING BOARD REFERRALS

A. Michael Zuba  
40 Tide Mill Rd

Mr. Tilton motioned to accept the restoration plan for the above referenced property as per the plan submitted and signed by the Chair at the November 27, 2007 meeting including the usual stipulations. Ms. Renaud seconded the motion. All were in favor.

Ms. Raymond left the meeting at 10:15.

APPOINTMENTS

A. Winnacunnet High School

This appointment was to explain their proposed plan and get some feedback from the Conservation Commission. They would like to expand the dugouts bordering the wetlands by the baseball field and dredge pond. After discussing the proposal the applicant agreed to move the proposed concession stand/storage shed from 3<sup>rd</sup> base dugout to 1<sup>st</sup> base dugout.

PHRAGMITIES CONTROL

A discussion regarding the purchase of a box culvert for the Landing Road phragmities control for the amount of \$27,600. Mr. Page motioned to expend the money from Town Meeting vote for phragmities Control to purchase the culvert for the Landing Road WHIP Project. Mr. Tilton seconded the motion. All were in favor.

DES ACTIONS

- A. 1050 Ocean Blvd Permit approval to repair...riprap seawall.
- B. 35 harbor Road - approval to replace pier
- C. 30 Thornton St. - approval to construct single family home

CONSERVATION COMMISSION PUBLIC HEARING

November 27, 2007

Page 4

OLD BUSINESS

- A. 1019 Ocean Blvd.  
Ted Palmieri

Mr. Palmieri submitted restoration plan. Mr. Page motioned to accept the restoration plan. Mr. Tilton seconded the motion. With Mr. Diener opposed, the rest were in favor.

OLD BUSINESS (Cont)

- B. 12 Gentian Rd

A short discussion about the next steps to pursue. Mr. Sacurro will follow up on this.

- C. Ice Pond

Mr. Page motioned to allow Mrs. Goethei and Mr. Diener to negotiate on the Conservation Commission's behalf. Mr. Tilton seconded the motion. All were in favor.

NEW BUSINESS

- A. Date for Business Meeting

Mr. Tilton motioned to have the Business Meeting on Tuesday, December 11, 2007. Ms. Renaud seconded the motion. All were in favor.

- B. Change of January Meeting

Mr. Page motioned to move the January Meeting to January 29, 2007, seconded by Mr. Tilton. All were in favor.

CONSERVATION COORDINATOR UPDATE

- A. Mr. Sacurro reviewed site walks since the last meeting.  
B. Mr. Sacurro reviewed final walkthroughs this month.  
C. Public Hearing: Voluntary Grant Program offered to municipalities through the Office of Energy and Planning on Wednesday, December 12, 2007 from 6:00 - 7:00 pm in Concord.  
D. Changes to Comprehensive Shoreland Protection Act reviewed in a free educational session on December 11 & 12 from 1:00 - 4:00 in Concord.

The next Conservation Commission Public Hearing will be held on Tuesday, December 18, 2007 in the Town Office Meeting Room at 7:00 p.m. The next site walk will be held on Saturday, December 15, 2007 meeting at the Town Office Parking Lot at 9:00 a.m.

Mr. Tilton motioned to adjourn at 11:00 p.m., seconded by Mr. Page. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary