

CONSERVATION COMMISSION PUBLIC HEARING
December 27, 2011

FINAL

The meeting was called to order at 7:00 p.m. by the Chairperson, Jay Diener, at the Hampton Town Office Meeting Room. Commission Members present were Ellen Goethel, Barbara Renaud, Steve Scaturro and Peter Tilton. Alternates present were Mark Loopley and Diane Shaw. Commission Member absent was Sharon Rayond. Rayann Dionne, Conservation Coordinator, was present. Mark Loopley was present representing the Planning Board.

The Minutes of November 22, 2011 were accepted with corrections noted.

The site walk was held on Saturday, December 27, 2011 meeting at the Town Hall Parking Lot at 9:00 a.m.

1. 35 Ocean Drive
2. 16 Battock Ave.
3. 17 Riverview Terrace
4. Butternut Hollow #14
5. 20 Robin Lane
6. Juniper Lane/Huckleberry Lane

NHDES APPLICATIONS

- A. 35 Ocean Drive
Shelagh Mahoney & Joseph McNamee
Agent - Design Consultant Inc.

This is a minimum impact expedited and Shoreland permit application for the demolition of the existing dwelling and construction of a new one. This project will result in a reduction of sealed surface on site, however, there will be an increase of sealed surface in the 100 ft. After a discussion Mr. Tilton motioned to sign the DES Dredge & Fill application, seconded by Mr. Loopley. All were in favor. Mrs. Goethel motioned to not send this to Shoreland. Mr. Diener seconded the motion. All were in favor.

- B. 16 Battock
Terrence & Kelly Connor
Agent - Jones & Beach, Joe Coronati

This Standard Dredge & Fill Application is to remove an existing concrete foundation, gravel driveway and paved tarred embankment along the tidal marsh. Then construct a 583 sq ft addition and eco paver driveway. As the Commission needs more information regarding the granite posts, maintenance plan and deed restriction, Mrs. Goethel motioned to table this application until the January meeting. Mr. Tilton seconded. All were in favor.

SPECIAL PERMITS

- A. 16 Battock Ave.
Terrence & Kelly Connor
Agent - Jones & Beach, Joe Coronati

This Special Permit is to remove an existing concrete foundation, gravel driveway and paved tarred embankment along the tidal marsh. Then construct a 583 sq ft addition and eco paver driveway. As the Commission needs more information regarding the granite posts, maintenance plan and deed restriction, Mrs. Goethel motioned to table this application until the January meeting. Mr. Tilton seconded the motion. All were in favor.

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PLANNING BOARD REFERRALS

- A. 140 King's Highway
Butternut Hollow Unit #14
Nancy Meagher-Mills
Agent - Jones & Beach, Joe Coronati

This is a Planning Board referral for the placement of an AC unit. The original plan did not include an AC unit. Mrs. Goethel motioned to have the Conservation Coordinator write a letter to the Planning Board stating the Commission does not oppose the AC unit location depicted on Plan C3 - Site Plan (revision date 11-15-11). Mr. Loopley seconded the motion. All were in favor.

- B. Juniper Lane Subdivision
JASAND, Inc.
Agent - Jones & Beach

This is a Planning Board Departmental review for an 8-lot subdivision off of Juniper Lane. Mr. Diener stepped down for this review and Mrs. Goethel assumed the Chair. During the discussion, Mrs. Goethel opened the discussion up to the Public. Mr. Diener's concerns were the maintenance of the detention pond and the boundaries. Ms. Rhoda DaHass's concerns were losing the woods and water on the property. After a lengthy discussion, Mr. Tilton motioned to write a letter to the Planning Board with the following recommendations:

1. The Applicant conduct a Drainage Study to determine whether the proposed drainage features are appropriate and sufficient to treat the extensive amount of storm water that will be generated from the proposed roofs, driveways, and roadway. All storm water must be treated on-site and not adversely affect abutting properties and wetlands.
2. The Commission recommends the development of an Operations and Maintenance (O & M) Manual for each proposed drainage. Each O & M Manual should require the submission of a yearly report to the Planning Board. If no homeowners association is established, then the maintenance of these drainage features shall be the responsibility of the owner of the property on which it is located. It will be important to record the O & M Manual with each of the appropriate deeds.
3. Drainage easements should be established with the property owner as the primary and Town as a secondary holder. This will allow the Town to perform necessary maintenance, should the property owner fail to properly maintain the drainage feature. The property owner should be required to reimburse the Town for all costs associated with providing back-up maintenance.
4. The Commission would appreciate the opportunity to review and comment on the Drainage Study and the O & M Manuals when they become available.
5. The Commission does not oppose the granting of a roadway reduction from 28' to 24' wide.
6. There will be "no disturb/no cut" within the 50 ft Wetland Conservation District (WCD) and with the location of granite markers and wetland conservation discs along the 50 ft WCD edge.

Ms. Renaud seconded the motion. All were in favor.

At this time Mr. Diener resumed the Chair.

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PLANNING BOARD ACTIONS

- A. 546 High Street
Construction of low platform deck beneath the existing 3-season deck. Continued to 1/18/2012.
- B. 15 Thornton Street
Addition of 500 sq ft of rock to fill voids in existing seawall. Approved with Conservation Commission stipulations.
- C. 446 High Street
Re-location of two utility sheds to end of driveway (buffer zone). Approved with Conservation Commission stipulations.

ZONING BOARD ACTIONS - DECISIONS

None

DES ACTIONS

None

OLD BUSINESS

- A. Ice Pond Dam - Draft RFP

Ms. Dionne reviewed the draft with the Commissioners.

- B. Developing a Conservation Voluntary Monitoring Program

The Conservation Coordinator is still working on this.

NEW BUSINESS

- A. Temporary part-time position

This is for the Conservation Coordinator's position while Ms. Dionne is out on maternity leave for approximately 10 weeks. Mrs. Goethel motioned to create the position and nominate Steve Scaturro for this temporary position. This was seconded by Mr. Tilton. All were in favor. Mrs. Goethel recommended to Selectmen that Mr. Scaturro has expressed interest in the position. Mr. Tilton seconded. All were in favor.

- B. Letter to State Representatives, Senator Stiles and NHDES opposing proposed changes to the Prime Wetland regulations.

Mrs. Goethel motioned to send a letter. and ask Ms. Dionne to write the letter. Ms. Shaw seconded. All were in favor.

- C. Comments on Draft Conservation Town Report

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CONSERVATION COORDINATOR UPDATE

A. Ms. Dionne met with the property owners on High Street to discuss flooding of the properties. Options to manage the runoff were also discussed.

TREASURER'S REPORT

None

NON-PUBLIC SESSION PER RSA 91-A

Mrs. Goethel motioned to go into Non-Public Session at 9:45 PM. Mr. Tilton seconded the motion. Mr. Diener conducted the roll call - all yes.

The Commission was back in Public Session at 10:05. Mr. Diener conducted the roll call - all yes.

Mrs. Goethel motioned to seal the Minutes of the Non-Public Session, seconded by Ms. Renaud. All were in favor.

The next meeting of the Conservation Commission Public Hearing will be held on Tuesday, January 24, 2012, meeting in the Town Office Meeting Room. The site walk will be announced and will start at the Town Office Parking Lot.

Mrs. Goethel motioned to adjourn at 10:05 p.m., seconded by Mr. Scaturro. All were in favor.

Respectfully submitted,



Sue Launi, Secretary