

CONSERVATION COMMISSION PUBLIC HEARING

February 28, 2012

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, Sharon Raymond and Peter Tilton Jr. Alternates present were Nathan Page (Acting Conservation Coordinator), Diane Shaw and Gordon Vinther. Commission Member absent was Barbara Renaud. Mark Olson was present representing the Planning Board.

The Minutes of January 24, 2012 will be reviewed at the March 27, 2012 meeting.

The site walk was held on Saturday, February 25, 2012 meeting at the Town Office Parking Lot at 9:00 a.m.

1. 18 Bragg Ave.
2. 1 Ocean Blvd.

NHDES APPLICATIONS

- A. 18 Bragg Ave.
Thomas & Patricia Roughan
Agent - West Environmental

Tom Roughan and Peter Roughan addressed the Commission. This is a Standard Dredge & Fill application. The property owners would like to rebuild the structure on the existing foundation and only need to make minor repairs to the foundation. Change the existing paved parking area to permeable pavers. There are no specifics on how the permeable pavers are going to be installed or maintained. The plan does not appear to have the house higher off the ground and it is stated that the existing deck is to remain the same but some of the support posts need to be replaced. The applicant wanted to surround them with crushed stone. The Commission would prefer concrete footings, as the stone would be more susceptible to washing into the salt marsh with outgoing tides. Mr. Tom Rougan mentioned that there is not much left of the fence and would like to replace with cedar posts and install a privacy fence. The applicant wants to install a split-rail fence on the west side, which was acceptable to the Commission. The existing concrete footings need to be replaced, and they will be dug and filled by hand. Mr. Tilton recommended a gate be installed on the south west corner of the house to prevent parking on the side yard closest to the marsh. Mrs. Goethel suggested the gate be a stipulation in the motion. The applicant wants to install a privacy fence on the north and east sides of the back yard, but did not know specifically what kind of fence he wanted to use. The Commission recommended that they notify the Conservation Coordinator when he has made a decision. Mr. Diener suggested the cedar fence be up off the ground. Mr. Page suggested that the privacy fence be open. Mr. Olson mentioned that there are no restrictions on fences. Mrs. Goethel stated 6 inches is not enough to let the water flow in the back under the fence and that 18 inches would be best. Mr. Peter Roughan asked how the fence posts would be installed. Mrs. Goethel asked if cement would be good.

As there were no public comments, Mr. Tilton motioned to not oppose the DES application with the following stipulations:

1. The fence posts and replacement deck supports will be in hand-poured concrete footings, in the same locations as existing fence post and deck support footings.
2. All digging shall be done by hand.
3. The fence on the west side of the property will be a split-rail fence.
4. The applicant will install a fence gate between the south end of the fence on the west side and the side of the house to prevent parking in the yard.
5. The fencing on the north and east sides of the property will be a minimum of 18 inches above the ground to facilitate the flow of tidal waters.
6. The Commission recommended that the applicant notify the Commission of the type of fencing they propose to use on the north and east sides of the property prior to installation.

CONSERVATION COMMISSION PUBLIC HEARING

February 28, 2012

Page 2

NHDES APPLICATIONS (cont)

A. 18 Bragg Ave (cont)

7. The paved front parking area will be replaced with pervious pavers to facilitate drainage.
8. The applicant will send a letter to the Commission annually, certifying proper maintenance of the pervious pavers.
9. The Commission is to be notified at the beginning and end of the project.

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

The Commission has filed a violation on the property at 7 Riverview Terrace as gravel piled around the abutting property is spilling over the property line and onto the property at 18 Bragg Ave. The applicant will likely not be able to erect the fence on the north side of his property until that gravel is removed from his lot.

B. 1 Ocean Blvd.

Pease Development Authority
Appledore Marine Engineering - Agent

Mrs. Goethel stepped down for this application. This is a Dredge & Fill application to rehabilitate the waterfront and shoreland facilities at the Hampton Harbor State Marina. Dan Robbins from Appledore Engineering addressed the Commission .

The waterfront rehabilitation involves the installation of about 300 linear feet of the sheet pile bulkhead, annular fill, 1100 sq. ft. of permanent floating docks and 1700 sq. ft. of seasonal floating docks. Three 4 x 4 gangways and associated gangway platforms. The proposed floating docks will be moored to 15 guide piles and an additional 4 piles will be installed to support the gangway platform. 21 fender piles will be installed against the exposed fence of the bulkhead to provide protection from vessels docking and unloading against the bulkhead. They are also proposing to remove 17 existing fender files, 5 existing guide piles, two existing concrete mooring blocks, two 4 x 4 gangways and 1200 sq. ft. of existing floating docks.

The shoreline work involves repaving about 10,000 sq. ft. of pavement behind the existing bulkhead, replacing and relocating two fuel dispensers and two jib cranes and installation of oil waste building. The existing security system and utility lines serving the pier will also be upgraded.

Mr. Tilton asked about the fuel system and the mooring of the boats. Mr. Robbins answered that the fuel station is self service. Mr. Vinther had concerns with the self service of the fuel and about the docks. Mr. Olson stated that the dispensing of the fuel was fine and the widening of the dock will be better. Mr. Page and Mr. Tilton expressed a concern about the risk to boats moored in the harbor from those swinging into and out from the dock, which is proposed to extend further into the harbor. Mr. Robbins stated that the boats will have a better swing and is good to add 5' into the harbor.

At this time Mr. Diener opened the discussion up to the public. Mr. Robert Nudd, a fisherman who goes out of Hampton Harbor, stated the fuel at the present time is gas and is dispensed by an attendant in the summer. The new system is more efficient and there shouldn't be any problems with the mooring. There is substantial improvement. Jim Willwerth, also a fisherman that goes out of Hampton Harbor, stated this is much more organized and everyone has a place. Mr. David Geothel, fisherman out of Hampton Harbor, stated that the fishermen had a hand in designing the new docking facilities, asked the Commission to approve the plan and urged the Commissioners to approve the ramps and they feel it is a much safer set up than what is there now. . He stated that the wider docks are better especially for emergencies. Mrs. Goethel stated the fuel system is so much better and is a definite improvement.

NHDES APPLICATIONS (cont)

1 Ocean Blvd. (cont)

Mr. Diener brought the discussion back to the Commission Mr. Tilton motioned to not oppose the granting of the application for the rehabilitation of the waterfront and shoreland facilities at the Hampton Harbor State Marina. The only stipulation is that the Commission asked the applicant to notify the Commission at the beginning and completion of the project. Ms. Raymond seconded the motion. All were in favor.

Mrs. Goethel re-joined the Board.

SPECIAL PERMITS

**A. 18 Bragg Ave.
Thomas and Patricia Roughan
West Environmental - Agent**

This Special Permit is to rebuild the structure on the existing foundation, and only need to make minor repairs to the foundation. The existing deck will remain but some support posts need to be replaced. Applicant would like to install a split-rail fence on the west side of the property and existing concrete footings need to be replaced. The applicant's intention/desire is to add privacy fencing to the north and east sides of their back yard. Mr. Tilton motioned to recommend the granting of the Town Special Permit (per the plan signed and dated by the Chair) with the stipulations as agreed to by the applicant and the usual stipulations:

1. The fence posts and replacement deck supports will be in hand-poured concrete footings, in the same locations as existing fence post and deck support footings.
2. All digging shall be done by hand.
3. The fence on the west side of the property will be a split-rail fence.
4. The applicant will install a fence gate between the south end of the fence on the west side and the side of the house to prevent parking in the yard.
5. The fencing on the north and east sides of the property will be a minimum of 18 inches above the ground to facilitate the flow of tidal waters.
6. The applicant will notify the Commission of the type of fencing they propose to use on the north and east sides of the property prior to installation.
7. The paved front parking area will be replaced with pervious pavers to facilitate drainage.
8. The applicant will send a letter to the Commission annually, certifying proper maintenance of the Pervious pavers.
9. The Commission is to be notified at the beginning and end of the project.

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

PLANNING BOARD ACTIONS

- A. 16 Battcock Ave.**
Remove existing concrete foundation, gravel driveway construct 583 sq. ft. addition to existing residence with new eco paver driveway. The Planning Board removed the maintenance reporting requirement for the pervious pavers from the Conservation Commission stipulations. Approved with Conservation Commission stipulations.

PLANNING BOARD ACTIONS (cont)

- B. 20 Robin Lane
Rebuild fire-damaged home on same foundation with the addition of a 5' x 7' bulkhead. Approved with Conservation Commission stipulations.
- C. 1038 Ocean Blvd.
Demolish existing home and rebuild new home that will conform to setbacks. Approved with Conservation Commission stipulations.
- D. 21 Riverview Terrace
Re-build porch with a 7' x 6' addition, add new siding and gutters and plantings around dwelling. Approved with Conservation Commission stipulations.
- E. 546 High St.
Construction of low platform deck beneath the existing 3 season deck. Approved. Conservation Commission did not recommend.

NEW BUSINESS

- 1. Allocate funds for purchasing rain barrels for rain barrel art project. Mrs. Goethel suggested we ask Aquarion to pay for the 6 rain barrels. The plan is definitely to auction off the painted rain barrels. The Commission discussed seeking a donation of the paint from Wicked Awesome paint in Hampton. Ms. Raymond motioned to purchase the rain barrels in case Aquarion chose not to participate. Mrs. Goethel seconded the motion. All were in favor.
- 2. Drakeside Road parking lot /viewing area. Does the Commission still want the parking lot to be deeded to the town? The original applicant agreed to such a transfer, but it has not yet been executed. The Commission felt that the best way to ensure the area continues to serve as a public parking area is for it to be deeded to the Commission. Mrs. Goethel stated that the Commission would own the parking lot but the current owner needs to maintain it.
- 3. Ice House Lane
Is the 1997 special permit still viable? There is nothing that says it is not. The Ice House Lane Special Permit is still viable because when it was issued in 1997, there were no expiration dates for Special Permits. Because the Permit is still active, the 10 Ft. wetlands buffer agreed to at the issuance of that Special Permit is also still in place.

CONSERVATION COORDINATOR UPDATE

Mr. Page, Acting Conservation Coordinator, stated that Mr. Randy Radkay asked if there were any funds available to put in a nature walk over the marsh. Also, put an easement on the property (which he would donate) to create 2 parking spaces that his family could use. Mr. Page will call Seabrook Station to see they would like to fund this.

Mr. Page mentioned that there is a workshop on easements to be held on April 14, 2012 at Weare. If anyone would like to attend the Conservation Commission would pay.

CONSERVATION COMMISSION PUBLIC HEARING
February 28, 2012
Page 5

TREASURER'S REPORT

None

The next meeting of the Conservation Commission Public Hearing will be held on Tuesday, March 27, 2012, meeting in the Town Office Meeting Room. The site walk will for the March meeting will be on Saturday, March 24, 2012 and meet at the Town Office Parking Lot.

Ms. Raymond motioned to adjourn at 8:25 p.m., seconded by Mrs. Goethel. All were in favor.

Respectfully submitted,



Sue Launi
Secretary