

**CONSERVATION COMMISSION PUBLIC HEARING**  
**July 24, 2012**

**FINAL**

The meeting was called to order at 7:00 p.m. by the Co-Chairperson Ellen Goethel at the Hampton Town Office Meeting Room. Members present were Barbara Renaud and Peter Tilton Jr. Commission Members absent were Jay Diener, Sharon Raymond, Steve Scaturro and Gordon Vinther. Alternate present was Diane Shaw. Alternate absent was Nathan Page. Mark Olson was representing the Planning Board. Rayann Dionne, Conservation Coordinator, was present.

The Minutes of May 22, 2012 and June 26, 2012, and July 24, 2012 will be reviewed at the August 28, 2012 Meeting.

**SITE WALK**

1. Aquarion Water Company
2. 17 Riverview Terrace
3. 382 Exeter Rd.

**NHDES APPLICATIONS**

- A. Aquarion Water Company  
Glen Demers of James Verra & Assoc. Inc. - Agent

This is a minimum expedited application for an after-the-fact permit for emergency repairs on a water line break in the public ROW (Right of Way) of Route 101 approximately 130' northeast of the northeast corner of Tide Mill Creek bridge. Aquarion Water Company received emergency authorization from NHDES prior to beginning any repairs. The work was conducted within the NHDES Route 101 ROW. Ms. Renaud motioned to sign the application, seconded by Ms. Shaw. All were in favor.

- B. 311 Winnacunnet Rd.  
Seacoast United Soccer  
Jim Gove - Gove Environmental Services  
Paul Willis - Agent

This application is for the construction of 5-indoor basketball courts and parking lot. This is a Standard Dredge and Fill application. Total direct wetland fill is 6,661 sq ft and 50 ft wetland buffer filling of 58,461 sq ft. The wetlands areas have hydric soils that developed in a gravel pit and hydric soil may support wetland vegetation. Jim Gove addressed the Commission with the following points of interest: (1) the use of porous pavement in the new parking area; (2) the concern of a green roof; and (3) there is potential for wetland creation onsite.

A discussion on mitigation ensued. Mr. Tilton had concerns regarding the storm water management system working after the fact and changes to the run off to the salt marsh. Mrs. Goethel stated issues with the level spreader and the loss of habitat. Mr. Gove will run reports on these issues.

The applicant has agreed to come back to the August Meeting with a revised plan.

**SPECIAL PERMITS**

**A. Aquarion Water Company  
Glen Demers of James Verra & Assoc. Inc. - Agent**

This special permit is an after-the-fact permit for emergency repairs on a water line break in the public ROW (Right of Way) of Route 101. The work was conducted within the NHDES Route 101 ROW approximately 130' northeast of the northeast corner of Tide Mill Creek bridge. Aquarion Water Company received emergency authorization from NHDES prior to beginning any repairs. The work was conducted within the NHDES Route 101 ROW. Ms. Renaud motioned to recommend the approval of the special permit, seconded by Mr. Tilton. All were in favor.

**B. 17 Riverview Terrace  
Benjamin Fernandes**

This special permit is an after-the-fact application for the installation of gravel/fill within the existing driveway and around the perimeter of the existing building. This is also a DES violation. The applicant addressed the Commission and has agreed to remove the gravel and fill in two phases and must provide photo documentation of the completed work. Ms. Dionne will inspect the area after each phase of the removal. Ms. Renaud motioned to recommend the special permit with a minimum of two inspections conducted by the Conservation Coordinator. Mr. Tilton seconded the motion. All were in favor.

**C. 382 Exeter Road  
John Lovetree  
Jones & Beach - Agent**

This special permit is for a 3-lot subdivision and private road improvements. The applicant is proposing to use the existing PSNH gravel access road (used for power line maintenance) as the driveway for these new lots. The applicant is recommending a deed restriction on 2.81 acres of uplands on the property where no additional development will be allowed. The proposed building envelopes and rain gardens are located outside of the 50 ft buffer. After a discussion on rain gardens and their locations and markings, Mr. Tilton motioned to recommend the granting of the special permit (per the plan signed and dated by the Vice Chair) with the following stipulations and the usual stipulations:

1. The applicant has agreed to update Plan E-1 to include language for the required rain garden signage. The signage should read, "Rain Garden Maintenance Mandatory, Subject To Annual Town Inspection". each signpost shall be cemented in place.
2. The applicant has agreed to reference Plan E-1 in the deeds for the newly created lots and record this plan at the Rockingham Registry of Deeds. This plan is important because it contains the technical information for creating and maintaining a rain garden.
3. The applicant has agreed to add to the Operations and Maintenance manual no salt or chemical deicer shall be applied to the driveway.

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

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### PLANNING BOARD REFERRALS

- A. 311 Winnacunnet Road - Town Special Permit  
Town Special Permit  
Jim Gove - Gove Environmental

Potential on-site or off-site mitigation. The discussion ensued on grass pavers, possible plantings along the wetland edge, landscaping plan, rain gardens and \$5000 mitigation. Mr. Tilton questioned the storm water management system and what will happen if the system fails and changes to the run off to the marsh. Mrs. Goethel had issues with the level spreader and concerned with the loss of habitat.

The Commission cannot assess the value of the proposed mitigation and make a recommendation to the Planning Board until what specifically is being offered by the applicant is reviewed. A number of proposals have been discussed, the Commission does not know which ones will appear on the revised Plan.

A summary of the major discussion points are as follows:

1. The unresolved concerns for the true storage capacity of the gravel wetland is unknown; definitions and/or a clearer explanation of parameters used to model the Cultec system's ability to handle varying storm events; and, the level spreader at the end of the gravel wetlands cannot direct water onto the eastern abutter's property.
2. The Commission recommended site improvements as follows:
  - a. The gravel wetland should be designed to adequately store and treat all storm water should the Cultec Chambers fail.
  - b. Install grass pavers in the interior parking rows within the gravel parking area and the rear paved parking area.
  - c. Addition of a rain garden within the southern paved parking area island.
  - d. Additional plantings along the eastern boundary of the basketball facility and the gravel parking area. Add a landscape detail to the plans showing the number and types of plants purposed for this area.
  - e. Additional plantings along the southern bermed edge of the gravel wetland. The berm should not be planted with woody vegetation. A landscape detail for this area should also be added to the plans.
  - f. Mr. Gove suggested re-orienting the gravel wetlands so that the level spreader is within the boundaries of the property and no longer directed towards the eastern abutter's property. Mr. Gove needs to verify with the Engineer that this alternative design is possible and the Commission fully supports this alternative configuration as it is important that all storm water be treated on-site with no negative impact to abutters. The Commission fully supports this alternative configuration as it is important that all storm water be treated on-site with no negative impact to abutters.
  - g. A conservation easement on the remaining back portion of the parcel that is approximately 3 acres in size and contains a large wetland area. The Commission has agreed to be the easement holder.
3. The Conservation Commission prefers on-site mitigation when feasible. However, the applicant has proposed to set aside \$5,000.00 to aid in wildlife habitat enhancement. It is not possible to compensate for the wildlife habitat that will be lost.

Mr. Gove will run reports on the issues raised for the next meeting.

It was the consensus of the Commissioners to look at the revised plan at the August Meeting. Ms. Renaud motioned to send a letter to the Planning Board, seconded by Ms. Shaw. All were in favor

PLANNING BOARD ACTIONS

- A. 52 Tide Mill Road  
Plantings in buffer. Continued to December 5, 2012 meeting.

ZONING BOARD ACTIONS - DECISIONS

None

DES ACTIONS

- A. Drakeside Road  
Construction of two (2) 24-unit multi-family buildings, a grass recreation area, 20' x 30' brick patio, storm water control features and a parking lot of porous pavement. Approved.

OLD BUSINESS

- A. 2012 Warrant Articles - brainstorm.  
This was tabled until a future meeting.

NEW BUSINESS

- A. Review phragmite cutting quotes. Ms. Renaud mentioned that the \$2000.00 must be available. Mr. Tilton motioned to pay afer checking to make sure that the funds are available. This was seconded by Ms. Shaw. All were in favor.
- B. NH Association of Conservation Commissions - Yearly Dues

Ms. Renaud motioned to renew the dues for one year and to write a note to the NH Association to see why the Hampton Conservation Commission has not received newsletters or information from them in a long time. Ms. Shaw seconded, Mr. Tilton opposed. The rest were in favor.

- C. Manifest signatures for the Phragmite cutting at Landing Road

CONSERVATION COORDINATOR UPDATE

Ms. Dionne stated that she went back to the 16 Babcock to inspect the property.

TREASURER'S REPORT

None

The next meeting of the Conservation Commission Public Hearing will be held on Tuesday, August 28, 2012 meeting in the Town Office Meeting Room. The site walk will be announced and will meet at the Town Office Parking Lot at 9:00 a.m.

Ms. Renaud motioned to adjourn at 9:30 p.m. seconded by Mr. Tilton. All were in favor.

Respectfully submitted,



Sue Launi, Secretary