

CONSERVATION COMMISSION PUBLIC HEARING

March 27, 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 Barbara Renaud. Alternates present were Nathan Page (Acting Conservation Coordinator) and Diane Shaw. There was no representation from the Planning Board.

REORGANIZATION OF THE BOARD

Ms. Raymond motioned to have Mr. Diener as Chairperson of the Commission, seconded by Ms. Renaud. All were in favor. Mr. Diener motioned to have Mrs. Goethel as Co-Chairperson, seconded by Ms. Raymond. All were in favor. Ms. Raymond motioned to have Ms. Renaud as Treasurer, seconded by Mrs. Goethel. All were in favor.

The Minutes of January 24, 2012, February 28, 2012, and March 27, 2012 will be reviewed at the April 24, 2012 meeting.

APPOINTMENT

Julie-Ann Baumer
Victory Garden

Ms. Baumer stated that the gardens were full last year and there were no problems to report. The mailings are going out with two gardens left and 7 vacant lots. Ms. Renaud asked how many lots there are. Ms. Baumer responded that there are 40 lots. There is also a waiting list of ten. The annual meeting is April 17th at 6:00 p.m. at Los Olas Restaurant. There are new garbage cans. Mrs. Goethel asked about the \$342.00 in the account which was collected at the beginning of the season. Mr. Diener asked about the end of year statement. Ms. Baumer will e-mail it to Mr. Diener and Mr. Page. Ms. Renaud has the bank statements.

SITE WALK

The site walk was held on Saturday, March 24, 2012 meeting at the Town Hall Meeting Lot at 9:00 a.m.

1. 1019 Ocean Blvd.
2. Ina Ave.
3. Drakeside Rd.

NHDES APPLICATIONS

- A. Ina Ave, Map 280 Lot 9
David Maher, Applicant & Owner - JE & PK Rush Realty Trust
Henry Boyd Jr., Millenium Engineering
Mark West, West Enviornmental
Don Carpenter, Contractor

This application is for the construction of a new dwelling unit, driveway, rain garden and grading within the 50' buffer zone. The existing lot was maintained as a lawn for many years. There is a house on either side and across the street. The road is gravel. The run off is to be directed to the drip edge on both decks. Ms. Raymond asked about native shrubs and grass, pervious walkway material and eco paver installations. Mr. Diener was concerned with the loss of the tree which was 30" in diameter. Ms. Renaud questioned the stability of the tree roots. Mrs Goethel was concerned with the storm tide going into the rain garden. A planting plan needs to be sent to Mr. Page. There were no public comments.

NHDES APPLICATIONS (cont)

A. Ina Ave. (cont)

Mrs. Goethel motioned not to oppose granting of the wetlands permit for the construction of a new dwelling unit, driveway, rain garden and grading on Ina Avenue with the following stipulations that the applicant has agreed to:

1. Replace the 30" (diameter) pine tree with a mix of native trees and shrubs to be planted on the northerly and easterly edges of the property to provide better filtration. The planting plan should be approved by NHDES and the Hampton Conservation Coordinator.
2. The applicant will provide for the pervious walkway on the southerly side of the property.
3. Notify the Commission at the beginning and completion of the project.

The Commission is concerned about the salt water going into the rain garden. If the rain garden is inundated with salt water, the property owner must assure that the rain garden will be rehabilitated if such an inundation should occur.

The wetlands adjacent to this property are in the area designated as a Prime Wetlands (NH DES Wetlands Bureau File #2011-00405).

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

B. Drakeside Road

First Hampton Associates LLC, Applicant & Owner
Joe Coronati - Jones & Beach Engineering

This application is a standard dredge & fill application to construct two 24 unit multi family buildings with grass recreation areas and 20' x 30' brick patio. This project will include surface parking and a porous paving parking lot eliminating an under garage. This is an updated application from a previously approved plan for 36 townhouses. The parking lot will have curbing and catch basin. The buildings have been reduced by 2,000 sq. ft. each. The parking lot has been re-designed from standard asphalt to porous pavement. The new drainage design will provide much better storm water treatment, thermal reduction, potential infiltration and no longer have one main outfall due to the porous pavement. The new design of the development also increases the separation of the parking lot and grading from the edge of the wetland, providing additional buffer to the wetlands. There was no public comment. The Commission's concerns consisted of the stakes and markers and miscellaneous debris in the easement.

Ms. Renaud motioned to not oppose the granting of the application for the construction of two 9,200 sq. ft. multi family structures with 102 parking spaces with the following stipulations:

1. The stakes and other markers and miscellaneous debris in the conservation easement be removed to permit the required annual mowing of the fields.
2. The 2,900 sq. ft. area on the southerly edge of the construction area that had been previously filled now be graded and seeded to facilitate better storm water management.
3. The Commission be notified at the beginning and completion of the project.

Ms. Raymond seconded the motion. With Mr. Page abstaining, all were favor.

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SPECIAL PERMITS

- A. Ina Ave. - Map 280 Lot 9
David Maher, JE & PK Rush Realty Trust, Owner
Henry Boyd Jr., Millenium Engineering
Mark West, West Environmental
Don Carpenter, Contractor

This special permit application is for the construction of a new dwelling unit, driveway, rain garden and grading within the 50' buffer zone. The existing lot was maintained as a lawn for many years. There is a house on either side and across the street. The road is gravel. The run off is to be directed to the drip edge on both decks. Ms. Raymond asked about the native shrubs and grass, pervious walkway material and eco paver installations. Mr. Diener was concerned with the loss of the tree which was 30" in diameter. Ms. Renaud questioned the stability of the tree roots. Mrs. Goethel was concerned with the storm tide going into the rain garden. A planting plan needs to be sent to Mr. Page. There were no public comments. Mrs. Goethel motioned to recommend the granting of the town special permit for the construction of a new dwelling unit, driveway, rain garden and upgrading on Ina Ave., with the following stipulations that the applicant has agreed to:

1. Replace the 30" (diameter) pine tree with a mix of native trees and shrubs to be planted on the northerly and easterly edges of the property to provide better filtraton. The planting plan should be approved by the Hampton Conservation Coordinator.
2. The applicant will provide detail for the pervious walkway on the southerly side of the property.
3. The Commission be notified at the beginning and completion of the project.

If the garden is inundated with salt water during an unusually high tide or storm event, NHDES will be asked for guidance on how to best insure that the rain garden will be rehabilitated.

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

- B. Drakeside Rd
First Hampton Associates LLC, Applicant & Owner
Joe Coranati, Jones & Beach Engineering

This special permit application is for the construction of two 9,200 sq. ft. 24-unit-multi family structures with 102 parking spaces. The parking lot will have curbing and a catch basin. The buildings have been reduced by 2,000 sq. ft. each. The parking lot has been re-designed from standard asphalt to porous pavement. The new drainage design will provide much better storm water treatment, thermal reduction, potential infiltration and no longer have one main outfall due to the porous pavement. The new design of the development also increases the separation of the parking lot and grading from the edge of the wetland, providing additional buffer to the wetlands. There was no public comment. The Commission's concerns consisted of the stakes and markers and miscellaneous debris in the easement, drainage on the easterly side, porous pavement and trails.

Ms. Renaud motioned to recommend the granting of the town special permit for the construction of two multi-family structures with 102 parking spaces on Drakeside Road, with the following stipulations as agreed by the applicant and the usual stipulations:

SPECIAL PERMITS (cont)

B. Drakeside Rd (Cont)

1. The stakes and other markers and miscellaneous debris in the conservation easement be removed to permit the required annual mowing of the fields.
2. The 2,900 sq.ft. area on the southerly edge of the construction area that had been previously filled now be graded and seeded to facilitate better storm water management.
3. The drainage easement on the easterly side of this project area, which is no longer needed, be formally abandoned.
4. The porous pavement driveway and parking area be included in the property's Stormwater Operations Manual, and a maintenance report for those areas be submitted to the Planning Board annually.
5. As previously agreed (Plan #D3422, dated 10-10-06, Stipulation #14 on pg. C4), the parking area on Drakeside Road for access to the trails in the conservation easement will be deeded to the Conservation Commission on behalf of the Town of Hampton, and the property owner of Tax Map 172, Lot 13 shall maintain that area as a parking lot.

Ms. Raymond seconded the motion. With Mr. Page abstaining, all were in favor.

C. 1019 Ocean Blvd.
Richard & Martha Hyslip

This special permit application is to add a 4' x 42' deck approximately 170 sq. ft. and need to put two footings (2 in 50' buffer) and posts in the wetland buffer to support new deck. Front portion of the existing deck 4' toward the front property line. Also having a 16' front set back when 20' is required. This application doesn't impact any abutting properties. Increases the square footage of the existing front deck. Two lamp posts are to be added to the plan.

Ms. Renaud motioned to recommend the special permit with the extension of the second floor deck on the easterly side of the structure including the additions of the 2 deck footings in the 50' wetlands buffer with the following stipulations:

1. The remaining weed mat in the garden bed adjacent to the wetlands be removed.
2. The Commission be notified at the start and completion of this project.

Ms. Raymond seconded the motion. All were in favor. Mrs. Goethel amended the motion to put the lamp posts on the as-built plan. All were in favor.

Mrs. Goethel left the meeting at 8:55.

PLANNING BOARD ACTIONS

1. 18 Bragg Ave
Thomas & Patricia Roughan - West Environmental , Agent

Tear down the existing dwelling, rebuild within the existing footprint, and change the existing paved parking area to permeable pavers. This is a Standard Dredge and Fill application.
Approved with monitoring.

ZONING BOARD ACTOINS - DECISIONS

- A. 1019 Ocean Blvd
Richard & Martha Hyslip

Relief from Article IV, Section 4.5.1 Approved Conditionally.

DES ACTIONS

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

Remove an existing concrete foundation, gravel driveway, and paved revetment along tidal marsh. Then construct a 583 sq.ft. addition and eco paver driveway. This is a Standard Dredge and Fill Application. Approved.

OLD BUSINESS

1. Ice Pond Dam Update

Mr. Diener stated there were two proposals and the evaluations were done. The Commission went with the lower bidder. This process is moving forward.

2. Batchelder Farm Conservation Easement Update

Mr. Diener stated that an encroachment was found and will now have to check legal. This project should be done in early June.

CONSERVATION COORDINATOR UPDATE

Mr. Page spoke regarding Esker Rd (split the property into a subdivision or creating a hardship).

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TREASURER'S REPORT
N/A

The next meeting of the Conservation Commission Public Hearing will be held on Tuesday, April 24, 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 Ms. Shaw. All were in favor.

Respectfully submitted,



Sue Launi
Secretary