

CONSERVATION COMMISSION PUBLIC HEARING  
DECEMBER 28, 1999

The meeting was called to order by Viviane G. Marcotte, Chairperson at 7:00 pm. Also in attendance were Nancy Olney, Dan Gangai, Ellen Goethel and Peter Tilton Jr. Alternate attending was Fred Palazzolo sitting in for Bonnie Thimble. Also Absent was Ralph Fatello and alternate Dr. Ralph Falk.

The review of the Minutes of November 23, 1999 were postponed until the January 25, 2000 meeting.

Mark West addressed the Commission with a preliminary presentation of plans for a parcel adjacent to Hampton Meadows, hoping to get the Commission's input on the proposal. The applicant, Mr. Angus Bruce (Mr. Nigrelli's partner) and their Attorney, Mr. Charles Tucker, are looking to change the industrial zoned parcel to a residential one - proposing 35 units for over aged 55, and a club house.

The residents of the existing Hampton Meadows development have voiced concerns about the possibility of using the parcel for industrial development. They would prefer to have the entire area kept residential.

The proposal as presented does impact the Wetlands Conservation District. The Commission suggested that the units impacting the District be eliminated. Discussion ensued. The concensus was that the Commission could back the proposal if none of the units impacted wet or buffer.

NH WETLAND BUREAU APPLICATIONS

A. WCV Inc. (duplex) (Lot 153)

Attorney Craig Soloman, Mr. Phil Serpwick, Mr. Gary Swanson, of NH Soil, and Mr. Bob Moynihan, Engineer, addressed the Commission. The applicant is requesting a State Permit to remove an existing seasonal structure and construct a year round two family structure on Nudd Ave. An application for a Special Permit was also filed. The proposed project includes the removal of a chain link fence around the seasonal structure. The project including temporary impacts within the Wetland Bureau jurisdiction has been designed between 50 ft. to 100 ft. beyond the high tide line and meets the DES criteria for a minimum impact project.

Mr. Swanson said the permanent impacts are needed for the proposed structure when outside of the existing footprint. The temporary impacts are for the removal of the fence, and to provide a 5 ft. work area for house removal/construction. Once the proposed work

NH WETLAND BUREAU APPLICATIONS (cont)

B. WCV Inc. (cont)

has been completed, the temporary disturbance areas will be regraded and seeded with grass consistent to the area.

There will be no significant impacts to plants, fish or wildlife.

The Engineer claims that this will not cause increased flooding, erosion or sediment during normal tide and rain events.

A discussion ensued on this and three other proposed adjacent lots to be developed. After much discussion and reservation, Mr. Tilton motioned not to oppose with the stipulation that the roof drain be directed to a swale along Nudd Ave. which in turn is to connect to a treatment swale directed north toward lot 113, as presented by the Engineer.

SPECIAL PERMIT

A. WCV, Inc. (duplex)  
Brown Ave.

1. Lot 153

After a long discussion, Mrs. Goethel motioned to oppose the granting of the Special Permit as presented. However, if the applicant agreed to remain within the existing footprint in the buffer zone, the Commission would allow the cantilevering of the first living floor (ground floor to be garage) out to no more than 6 ft. With those revisions, Mrs. Goethel motioned that the permit could be granted with the usual conditions. Mr. Palazzolo seconded the motion. All were in favor. There was much discussion and concern with the drainage of this lot.

2. Lot 163

The applicant is asking to build a duplex within the 50 ft. buffer. After discussion Mr. Gangai motioned not to approve this Special Permit as the lot cannot be developed as it is completely in the 50 ft. buffer and within the 100 ft. State buffer. The area is too sensitive to support this impact. Ms. Olney seconded the motion. All were in favor.

SPECIAL PERMIT (Cont)

A. WCV Inc. (cont)

3. Lot 29

The applicant's request includes the demolition of two buildings and the construction of a duplex. Since one of the buildings to be demolished is totally in the buffer zone and only a corner of the proposed duplex is in buffer, Mr. Gangai motioned to not oppose this Special Permit with the following stipulations: plantings along the rear of the property line and lawn care (follow the Shoreline Protection Act). Mrs. Goethel seconded the motion. All were in favor.

4. Lot 164

Again the request is to build a duplex. Although the proposed building is outside the 50-ft. buffer - the buffer will be unimpacted during construction. The same drainage concerns and impact on abutters as in the other three lots. If granted, the usual conditions.

WETLAND BUREAU ACTIONS

- A. Collins  
Rip rap wall - permit was granted.
- B. Murphy condos.  
Permit was granted.
- C. Marshview Commons  
Permit was granted.

PLANNING BOARD REFERRALS

- A. TBC, Inc.  
Jack Kopka  
400 High Street

This referral is for the construction of 20 two bedroom town houses. After a brief discussion, it was the concensus of the Commission that a Special Permit is needed for temporary impact to the buffer. The Commission felt that there was too much sealed

PLANNING BOARD REFERRALS (cont)

A. TEC, Inc. (cont)

surface, too dense a development. Ms. Marcotte will send results of discussion to the Planning Board.

OLD BUSINESS

A. Petition to place Island Path parcel under Conservation Commission's jurisdiction.

Mrs. Goethel drafted a rough copy of the petition for 25 or more registered voters of the Town of Hampton for transfer of town owned property along south side of Island Path from the town into the jurisdiction of the Conservation Commission to be used as a nature observation area. The petition will be reviewed by the Town's Attorney. After his approval, the signatures can be sought.

NEW BUSINESS

A. Membership

Ms. Marcotte stated that Mr. Allen Rogers is possibly interested in becoming an Alternate.

B. Baker, Clyde  
Ocean Blvd.

Wants to raise house. No permit is needed.

C. Flood Hazard Mitigation Grant

Ms. Marcotte prepared a \$300,000 grant to address the erosion problems along properties on Eel Ditch at the Winnacunnet Rd. culvert site.

CORRESPONDENCE

Workshops, brochures and seminars were reviewed.

TREASURER'S REPORT

Ms. Marcotte reviewed the Treasurer's Report.

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The next meeting will be held on Tuesday, January 25,  
2000, at 7:00 p.m. in the Town Hall Meeting Room.  
The site walk will be held January 22, 2000 at 9:00 a.m.  
meeting at the Town Hall Parking Lot.

Mrs. Goethel motioned to adjourn at 10:30 p.m.,  
seconded by Ms. Olney. All were in favor.

Respectfully submitted,

Sue Launi  
Secretary