

CORRECTED COPY

CONSERVATION COMMISSION PUBLIC HEARING
June 22, 2004

The meeting was called to order at 7:01 p.m. by Ellen Goethel, Chairperson. Present were Jay Diener, Daniel Gangai, Bonnie Thimble, Peter Tilton Jr. and Peter MacKinnon. Commissioner not present was Dr. Ralph Falk. Alternate Charlie Preston joined the meeting at 8:00 p.m. Alternates absent were Heather Day and Fred Palazzolo. Planning Board Member Representative Fran McMann was also present.

A site walk was held on Saturday, June 19, 2004 at 9:00 a.m. Commissioners met at the Town Hall Parking. On the agenda were as follows:

1. 39 Ocean Blvd
Demolition and rebuild house within the 100 foot Wetlands Conservation District
Including sand dunes.

The Minutes of April 27, 2004 were review. Minutes were accepted with no corrections.

NH WETLAND BUREAU APPLICATION

Paul & Diane Tower
39 Ocean Blvd

This application is for a replacement structure on the site within the tidal buffer zone. The present structure is outdated. The proposal does not impact any wetlands, only the buffer zone. A modest deck with sand under it will be added on to the proposed structure. The impact is in the tidal buffer zone, on a sand dune. 1,473 sq. ft. of the tidal buffer zone will be impacted. The public's right to access the beach is not interrupted by this project. The project does not impact surface water flow. All run off will go directly into the ground. The run off created is from roof drainage and is clean water. After a brief discussion, Mr. Tilton motioned to not oppose the application with the understanding that the ocean side dune area is restored to natural vegetation and a raised walkway is in place for beach access to protect the dunes. Ms. Thimble seconded the motion. Discussion ensued. Mrs. Goethel was concerned with the long addition in the buffer - decreasing impervious surface and to take away the cement patio and use echo pavers. Mr. Tilton amended the motion that the deck to the ocean side be pulled back in line with the deck on the neighboring residence to the south west. Mr. MacKinnon seconded the motion. All in favor. Ms. Thimble motioned to remove the cement patio on the north east side of the house and replaced with eco-pavers or vegetation to decrease the sealed surface. The actual house footprint is no closer to the ocean than the neighboring houses and the deck is raised at least 4 feet. The Commission would like to be informed at the start and finish of the project. Mr. Gangai seconded the motion. All were in favor.

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APPOINTMENTS

- A. Mark West
Tom Nigrelli
Mike Donahue, Atty.

This presentation is for the amended Drakeside Road Proposal. There will be two buildings that will impact 35,000 sq. ft. of wetland and a garage. The original sq. ft. was 70,000. After the presentation, Mr. Diener motioned to open the questions up to the public. This was seconded by Mr. Tilton. All were in favor:

Mr. John McKoskey of 3 Hampton Meadows asked about the variance of height. Mr. Nigrelli answered that 50 ft. was the highest.

Mr. Jack Birmingham had concerns with parking. Mr. Nigrelli commented that there is ample parking.

Mr. Richard Hureau had questions about the walkway.

Mr. Nathan Page stated the plan was much better.

Ms. Grace Murningham was concerned with the public parking spaces.

At this time, the discussion went back to the Board for a vote for the Zoning Board. Mr. Tilton Motioned to support the conceptual plan presented by Mr. Nigrelli for the two buildings and garage at the June 22, 2004 meeting and bearing in mind the additional points raised: (1) possible nature signs; (2) parking for public access; (3) reduction of impervious surface by use of echo pavers; (4) encourage the Zoning Board to look favorably upon the variance requested; and (5) the current proposal is the least invasive to the valuable habitat on and surrounding this property. Mr Diener seconded the motion. The vote was unanimous to send these comments to the Zoning Board.

- B. Sue Foote
Hampton Harbor Plan

Ms. Foote is the Chairperson of the Seabrook Conservation Commission and is meeting with Conservation Commissions for input for Harbor bacteria. She is also meeting with DES Coastal Watershed for coordinating on a regular basis. Her outline is to compile data, review, summary prioritize and draft goals.

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WETLAND BUREAU & PLANNING BOARD ACTIONS:

PLANNING BOARD ACTIONS:

OLD BUSINESS

A. Discuss a date for a posted public hearing for purchase of the Barbour Road Property. Mr. Tilton motioned to have the public hearing at the next regularly scheduled Conservation Commission meeting on Tuesday, July 27, 2004 and to ask the Town Attorney to attend. This was seconded by Ms. Thimble. All were in favor.

The next meeting will be held on Tuesday, July 27, 2004 at 7:00 p.m. meeting in the Town Office Selectmen's Room. The next site visit will be Saturday, July 24, 2004 at 9:00 a.m. meeting in the Town Parking Lot.

ADJOURNMENT

Mr. Diener motioned to adjourn at 9:30 p.m., seconded by Mr. Gangai. All were in favor.

Respectfully submitted,



Sue Launi
Secretary