

CONSERVATION COMMISSION PUBLIC HEARING  
June 28, 2005

CORRECTED COPY

The meeting was called to order at 7:00 p.m. by Ellen Goethel, Chairperson. Present were Commission members Jay Diener, Daniel Gangai, Charlie Preston and Bonnie Thimble. Alternate Nathan Page was sitting in for Peter Tilton Jr. Absent were Commission Member Dr. Falk and Alternate Pete MacKinnon. There was no one attending from the Planning Board.

The site walk was held on Saturday, June 25, 2005:

- A. 14 Rings Terrace
- B. 4 Wall Street
- C. 15 Diane Lane
- D. 47 Nudd Ave
- E. 1066 Ocean Blvd
- F. 514 High St
- G. 30 Towle Farm Rd

The Commissioners needed to also view the following sites:

- A. 389 High St
- B. 437 Winnacunnet Rd
- C. 22 Hutchinson Dr

The Minutes of May 24, 2005 and June 28, 2005 will be reviewed at the July 26, 2005 meeting .

NH WETLAND BUREAU APPLICATIONS

- A. Aquarion Water Co  
1 Merrill Industrial Dr

Sherrie Davis, Asst. Project Manager, NH Soil Consultants Inc., addressed the Commission. The project proposes to install four 6 inch diameter bedrock test wells and construct gravel access roads to the four well sites located on the property. The total proposed wetland impact area is 6500 ft. After the presentation, Mr. Page motioned to not oppose the application with the stipulations (1) if the wells prove unsuccessful the drill spoils along with all fill will be removed and the entire area including the road is restored to its original state; (2) Applicant files the appropriate Special Permit Application with the Town Planning Office for this work; (3) if any of the wells are successful the drill spoils and fill material for the unsuccessful wells are removed and the area is restored to its natural state; (4) if the wells are successful and the applicant needs to further impact the wetland then the Commission would be seriously looking at possible mitigation on or off site; and (5) written notification prior to construction and after the job is complete. Mr. Gangai seconded the motion. All were in favor.

CONSERVATION COMMISSION PUBLIC HEARING

June 28, 2005

Page 2

NH WETLAND BUREAU APPLICATIONS (Cont)

- B. Susan Moran  
1066 Ocean Blvd.

This application is for the replacement of existing wall. This construction will impact a 1000 sq. ft. along the highest observable tide line. This is needed to update and strengthen the capabilities of the wall. After a brief overview, Mr. Gangai motioned to sign the application, seconded by Mr. Diener. All were in favor.

Mr Gangai motioned to recommend the granting of the DES Permit, with the usual stipulations and that the Commission be notified in writing at beginning and end of project. Mr. Diener seconded the motion. All were in favor.

SPECIAL PERMITS

- A. 389 High Street

This Special Permit is for the demolition and construction of 5 unit condos within the Town wetlands conservation district. Joe Coronati and Atty Francis Bruton addressed the Commission. This is a revised site plan dated 6/8/05. After the brief presentation, Mrs. Goethel opened the meeting up to the public. Ms. Tracey Kelly, 9 Alexander Dr. spoke in opposition of the project. Since there were no other speakers, the public session was closed. Mr. Diener motioned to not oppose the granting of a Special Permit for work within the Town's Wetlands Conservation District in conjunction with the demolition of the existing structure and the construction of a five unit condominium project as per the revised site plan dated 6/8/05. The following stipulations must be adhered to: (1) property will not be posted but no trails will be constructed or parking facilities; (2) public access will be through Town owned land; (3) the entire area of easement will be left in its natural state; (4) easement agreement is subject to the approval by Town Council and the applicant; (5) written notification of start and finish of the project; (6) \$700.00 to be given to Rockingham County Conservation District for the maintenance of the easement which will be deeded over to RCCD in the first instance or the Town of Hampton if RCCD declines to hold the easement. Mr. Preston seconded the motion. All were in favor.

- B. 14 Rings Terrace  
Michael Hunkins Construction

This Special Permit is to take off roof and raise it within the 50 ft. buffer and is in the jurisdiction of the Shoreland Protection Act. Mr. Diener motioned to not oppose the granting the Special Permit for work within the Wetlands Conservation District with the usual stipulations: (1) lawn care must follow the guidelines set forth in the Shoreland Protection Act. Grass clippings will not be placed in the buffer nor in the wetlands; (2) Per Shoreland Protection Act no more than 50% of the trees shall be cut within a 20 year period; (3) proper erosion control; (4) buffer should remain undisturbed and elevations not changed, no additional fill; (5) no additional structures; and (6) written notification of start and end of project. Mr. Page seconded the motion. All were in favor.

- C. 1066 Ocean Blvd  
Replacement of Sea Wall

Please see above.

SPECIAL PERMITS (Cont)

D. 30 Towle Farm Road

This Special Permit is for construction of seven (7) residential duplex condo structures with a drainage area/detention pond and outlet structure located within the buffer of the wetland conservation district. The site for the detention pond is the lowest part of the site and most appropriate for drainage. After a discussion, Mr. Diener motioned to oppose the granting of a Special Permit for work within the Town Wetlands District. The Commission is concerned about the placement of the retention pond within the 50 ft. of the wetland boundary edge and the drain placement so close to the abutting lot at the edge of the wetland and the change of the elevation of the buffer. The applicant has agreed to consider several of the following options and bring them to the Planning Board: (1) decrease the number of units to move the retention pond out of the wetlands conservation district; (2) clean out the junk, grass and twigs (violations); (3) reduce the sealed surface with permeable surface where possible; use of a storm seceptor for the last catch basin along the road. If the Planning Board approves the plan with a detention pond, inside or outside of the Conservation District, who maintains this must be clearly defined and the usual stipulations must be adhered to. Mr. Gangai seconded the motion. All were in favor.

E. Hampton Harbor Marina

Mrs. Goethel stepped down as Chairperson and Mr. Diener assumed the Chairperson for this presentation. Mr. Len Russell addressed the Commission. After a brief presentation, Mr. Gangai motioned to recommend to the Planning Board to grant this Special Permit with the following stipulations: (1) silt fencing; (2) sewer treated properly and will safely and efficiently remove the sewerage; (3) impact for cable will be temporary and restored after installation; (4) written notification at start and end of the project. Ms. Thimble seconded the motion. All were in favor. Mrs. Goethel stepped back in as Chairperson.

PLANNING BOARD REFERRALS

A. 437 Winnacunnet Rd  
Seven-O-Nine Ocean Blvd

Pam Kopka addressed the Commission. This is for the construction of 11 unit condo. After a brief overview, Mr. Page motioned to send the Planning Board a memo with the following requests: (1) buffer markers should be placed along the 50 ft. buffer line at a cost to the applicant of \$1.00 each; (2) granite markers should be placed along the wetlands boundary in accordance with the wetlands ordinance; (3) recreation area should be moved outside of the wetlands conservation district; (4) Shoreland Protection Act be followed; and (5) written notification of start and end of project. Ms. Thimble seconded. All were in favor.

CONSERVATION COMMISSION PUBLIC HEAR

June 28, 2005

Page 4

APPOINTMENTS

- A. 1019 Ocean Blvd  
Ted Palmieri

Cosntruction of a single family home within the Town Wetlands Conservation District. This is a revised plan. After a brief presentation, Mr. Diener motioned to not oppose the granting of a Special Permit for the construction of a new single family residence with a permeable surface driveway 75 ft. by 12 ft. within the wetlands conservation district off Cranberry Lane and a cantilevered deck off the north side of the house measuring 378 sq. ft. within the wetlands buffer. The applicant has agreed to all stipulations: (1) plantings such as Rosa Ragoza or Barberry be planted along the wetland to protect it from encroachment; (2) wood pile must be removed from the wetland prior to construction and appropriate silt fence and hay bales in place; (3) no alteration of elevation or plants within the wetlands, no roots shall be removed and all Shoreland protection be utilized during and after construction; (4) written notification to the Commission prior to start and finish of project. Mr. Page seconded the motion. All were in favor.

- B. 63 Barbour Rd  
Pamela Kopka

This Special Permit is for the restoration of a violation. Ms. Kopka addressed the Commission. After a brief presentation, Mr. Page motioned to accept the restoration plan with the usual stipulations, Shoreland Protection and writtenuotification of start and end of project. This agreement took many months to resolve and this plan is keeping with the original permit and the wetlands ordinance. Mr. Diener seconded the motion. All were in favor.

OLD BUSINESS

- A. Mrs. Goethel gave an update of the Hurd Farm.

NEW BUSINESS

- A. Summer phone/mail calendar was established.

The next meeting will be held on Tuesday, July 26, 2005, meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be Saturday, July 23, 2005 at 9:00 a.m. meeting at the Town Office Parking Lot.

Mr. Diener motioned to adjourn at 10:35 p.m. seconded by Mr. Page. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary