

CONSERVATION COMMISSION PUBLIC HEARING
December 26, 2006

CORRECTED COPY

The meeting was called to order at 7:04 p.m. by Ellen Goethel, Chairperson. Present were Commission Members Dr. Ralph Falk, Daniel Gangai, Sharon Raymond and Peter Tilton Jr. Commission Members Jay Diener and Bonnie Thimble were absent. Alternate Nathan Page was present sitting in for Jay Diener. Alternate Pete MacKinnon was absent. Bill Bilodeau represented the Planning Board.

The site walk was held on Saturday, December 23, 2006 meeting at the Town Parking Lot at 9:00 a.m.

- A. 12 Gention Rd
- B. 26 Island Path
- C. 7 Pearl Street
- D. 3 Gale Rd

The Minutes of October 24, November 23 and December 26, 2006 will be reviewed at the January Meeting.

PUBLIC HEARING

A Public Hearing was called to order at 7:04 p.m. to apply for a grant application in the Spring of 2007 for \$50,000 to help purchase the Ice Pond Property at 195 and 201 Woodland Rd. Map 95 Lot 2 and Map 96 Lot 3. At this time it was opened to the Public. As there were no comments, the Public Hearing was closed and the meeting went back to the Commission. A vote was then taken. Mr. Tilton motioned to apply for the grant, seconded by Mr. Gangai. All were in favor.

NH WETLAND BUREAU APPLICATIONS

- A. 12 Gention Rd
Thomas J Bassett

This application is to raze the existing one story house and remove all debris. Reove old footings and concrete block foundation and replace with steel pilings. The new house will be built and then assembled on site. Deck will be at least 8' above ground level. No concrete slab. Garage and ground floor storage level will be gravel. Driveway will be gravel also. Area around the new house will be converted back to landscaping with native plants. After a brief discussion, Ms. Raymond motioned to oppose the DES application for the following reasons: (1) lacking information; (2) square footage of impact; (3) cement slab existing on plan patio; (4) height of the deck; (5) dimensions of new house; (6) wet in 50' and 100' driveway (sq. footage); and (7) footprint. Mr. Page seconded the motion. All were in favor.

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SPECIAL PERMITS

A. 12 Gentian Rd

Mr. Page motioned to oppose the granting of the special permit for the same reasons as stated in the DES application. Mr. Tilton seconded the motion. All were in favor.

B. 26 Island Path
Kenneth Fisher

This Special Permit is to demolish, raise and move the footprint of the house back 6 feet into the Town Wetlands Conservation District. By moving back 6' would keep in line with the rest of the structures on the street and possibly prevent hazard of backing onto sidewalk. After a brief discussion, Mr. Tilton motioned to recommend the granting of the special permit so the applicant will be allowed to set back 6' away from the street toward the wetland with the normal stipulations. The stairs along the back will be on sona tubes and the underneath will remain open. Dr. Falk seconded the motion. The applicant has agreed to keep the driveway gravel. With two opposing, Mr. Page and Ms. Raymond, three were in favor.

B. 7 Pearl Street
Shawn & Shawna Pelletier

This is an after the fact application for the deck which was built in violation of a special permit for construction of an addition granted Feb. 4, 2004. Mrs. Goethel read the special permit granted from the Planning Board dated February 4, 2004. The stipulations mentioned in that special permit are as follows: (1) addition be on pilings; (2) remain green and grassed; (3) property erosion control; and (4) the Commission be notified in writing at beginning and end of project. The Building Inspector signed off on this plan 12/15/05 and the deck was not on this plan. The applicant built the deck without permits. The hot tub which is on premise has no electrical inspections which is a major violation. Mr. Page asked the applicant if the hot tub could be moved closer to the house and the remainder of the deck be remove. The applicant responded that it was way too wet. Mr. Page motioned to deny the granting of this special permit and that it would result in legal contradiction for the after the fact application. Comprise was made for granting the original special permit and this would not meet the standards set forth in the Conservation Commission Ordinance. Ms. Raymond seconded the motion. All were in favor. At this time Mrs. Pelletier abruptly left the meeting.

C. 3 Gale Road

This special permit application is for a new house within the Wetlands Conservation District. Mr. Tilton motioned to recommend that the Planning Board deny this special permit after the site walk on 12/23/06 and the Plan SubDivision dated 6/14/95 signed by Chairman Buck which shows the NH DES revised plan. Ms. Raymond seconded the motion. All were in favor.

PLANNING BOARD REFERRALS

A. Turn around easement

Mr. Tilton motioned to recommend accepting the turn around easement. Mr. Page seconded. All were in favor.

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PLANNING BOARD REFERRALS (cont)

B. 845 Lafayette Rd

This referral is for a restaurant (Brothers) to be built on this property. The detention pond is a concern of the abutting property. Mrs. Goethel will write a letter to the Planning Board about the concern to the abutting property.

C. 567 Lafayette Rd

There is no concern to the Conservation Commission.

D. 89 Woodland Rd

The new plan still does not address the drainage onto abutting properties. Mrs. Goether will reiterate the last recommendation letter on the property to the Planning Board.

OLD BUSINESS

A. Ice pond Update -

The Purchase and Sale Agreement was given to the owners. Mr. Tilton motioned to allow the Chairperson latitude to adjust the language as mutually decided between the buyer and the seller and sign the Buy Sell Agreement on behalf of the Town. Ms. Raymond seconded the motion. All were in favor.

B. NROC Application Funded

The application was accepted.

There will be an Administrative Meeting on January 9, 2007 at 7:00 p.m.. The next Conservation Commission Public Meeting will be held on Tuesday, January 23, 2007 meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be held on Saturday, January 20, 2007 meeting at the Town Office Parking Lot at 9:00 a.m.

Mr. Page motioned to adjourn at 9:15 p.m., seconded by Ms. Raymond. All were in favor.

Respectfully submitted,



Sue Launi
Secretary