

CONSERVATION COMMISSION PUBLIC HEARING

June 26, 2007

FINAL

The meeting was called to order at 7:00 p.m. by Ellen Goethei, Chairperson, at the Hampton Town Office Meeting Room. Present were Commission Members Jay Deiner, Dr. Ralph Falk, Daniel Gangai, Sharon Raymond and Peter Tilton, Jr., Alternates Nathan Page and Barbara Renaud were present. Alternate Pete MacKinnon was absent. Keith Lessard was representing the Planning Board.

The site walk was held on Saturday, June 23, 2007 meeting at the Town Parking Lot at 9:00 a.m.

- A. 140 Kings Highway #1 (Fence Repair)
- B. 39 Thornton St. (New Construction)
- C. 52 Tide Mill Road (Mitigation)
- D. 3 Gale Road (New Construction)
- E. 24 Boars Head (Demo Permit)
- F. 31 Langdale (Questions)
- G. 2 Overlook Ave
- H. 22 Meadow Pond (Demo & Rebuild)
- I. 35 Harbor Road (Dock Repair)

The Minutes of May 22nd and May 29th 2007 will be reviewed at the June Meeting.

NH WETLAND BUREAU APPLICATIONS

- A. 39 Thornton St
Vincent Scrima

This is a Dredge and Fill Permit Application to construct a single family house on the undeveloped lot. A maximum total of 4,500 sq. ft. of sand dune would be impacted temporarily. Impacts are unavoidable impacts necessary for house construction and would be re-vegetated with dune grass after construction. Mr. Page motioned to oppose the granting of the DES Dredge & Fill Application for the new construction on the undeveloped sand dune within the State Jurisdictional Wetland. The Commission would look more favorably on a smaller structure developed closer to the street and further from the area of healthy vegetated dune. The Commission suggested placing the structure on stilts that would minimize the impact on the dune and allow for a more stable structure for the applicant. The footprint was not clearly delineated on the diagram included in the application. Mr. Gangai seconded the motion. Mr. Page amended the motion by adding that if the DES grants this application, the Commission requests that all walkways and driveways should be permeable, all impact should be outside the healthy vegetated dune area and any temporary impact should be restored to its original elevation and planted heavily with dune vegetation. There should be no temporary or permanent impact into the dune on the adjacent Town Owned land. All usual stipulations should be observed. Mr. Tilton seconded the amended motion. All were in favor.

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NH WETLAND BUREAU APPLICATIONS (Cont)

B. 1060, 1062, 1064, 1066 Ocean Blvd
Arthur Nadeau

Mr. Arthur Nadeau addressed the Commission on these Applications for repairing the sea wall. Mr. Tilton motioned to not oppose the granting of this application for reconstruction of the sea wall and patio's etc. with two serious stipulations: (1) with the adding of a new point sources of pollution of untreated drainage to the ocean and of the property (referring to the drains on the patio areas which outfall directly through the sea wall into the ocean), Would like to see the runoff directed toward Ocean Blvd using some type of treatment such as a treatment swale. (2) area of temporary storage of material excavated from the property during construction. Storage area is 5 feet landward from the highest observable tide line. The Commission requests that the applicant move the stored material landward a total of 10 feet from the highest observable tide line. With the understanding that this project move as quickly as possible, the Commission does not oppose this application and requests that the DES add the two stipulations prior to granting the application. Mr. Diener seconded the motion. All were in favor.

SPECIAL PERMITS

A. 3 Gale Road
William Nyhan

This Special Permit is for the construction of a new house within the Town Wetlands Conservation District. Mr. Page motioned to table this Application until the July 24, 2007 Conservation Commission Meeting. Mr. Diener seconded. All were in favor.

B. 1060, 1062, 1064, 1066 Ocean Blvd.

Mr. Tilton motioned to grant this application, seconded by Mr. Page. Please refer to above. All were in favor.

C. 22 Meadow Pond
Lee Houghton-Davis

This proposed application is for a two story house, replacing an existing one story house. The new house will meet the FEMA Flood Regulations and area of footprint within the buffer to the salt marsh will be reduced by 141 sq.ft. Proposed house replacement raised to be less prone to flooding. Mr. Diener motioned to recommend the granting of a Special Permit for demolition and reconstruction of a house at 22 Meadow Pond Rd. As per the revised plans dated June 26, 2007, the applicant has made changes to accommodate concerns that the Commission voiced at the site walk of June 23, 2007. The new home will have a smaller impact into the Town Wetlands Conservation District than the existing home. We ask the Planning Board if the sewer line has actually been abandoned correctly by the Town. Ms. Raymond seconded the motion. All were in favor.

D. 55 Harbor Road
Hampton Harbor Marina

This application is to rebuild existing pier and repair retaining wall. Mr. Tilton motioned to not oppose the granting of a special permit for the repair of the retaining wall at the northerly side of the marina property due to severe damage from the recent Northeaster in April. Mr. Diener seconded. All were in favor.

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PLANNING BOARD REFERRALS

A. 52 Tide Mill Road

After the fact application for construction and fill within the Town Wetlands Conservation District sent to the Conservation Commission for mitigation plan. Mr. Page motioned to table this application until the July 24, 2007 meeting referencing the following requirements for that meeting:

1. Brush cuttings and yard debris will be removed from the wetlands and the Wetlands Conservation District (buffer).
2. Granite markers will be placed around the upland edge of the wetlands at 50 ft intervals.
3. There will be no chemical agents such as pesticides, herbicides or fertilizers used on the yard within the Wetlands Conservation District.
4. A plan should be submitted to replace the trees.
5. Silt fence will be extended to the edge of the property and follow along the property line to the street.
6. Conservtion buffer markers will be placed on the trees along the Wetlands Conservation District.
7. There will be a deed restriction placed on the property that the Wetlands Conservation District will remain in its natural vegetation state.
8. Come back to the Conservation Commission with a site plan including all of the above and the location of the back stairs.

Mr. Tilton seconded the motion. All were in favor.

OLD BUSINESS

Mrs. Goethel gave an NROC update.

The next Conservation Commission Public Hearing will be held on Tuesday, July 24, 2007 in the Town Office Meeting Room at 7:00 p.m. The next site walk will be held on Saturday, July 21, 2007 meeting at the Town Office Parking Lot at 9:00 a.m.

Mr. Tilton motioned to adjourn at 11:00 p.m., seconded by Mr. Diener. All were in favor.

Respectfully submitted,



Sue Launi
Secretary