

CONSERVATION COMMISSION PUBLIC HEARING

June 23, 2009

FINAL

The meeting was called to order at 7:00 p.m. by Chairperson Nathan Page at the Hampton Town Office Meeting Room. Present were Commission Members Jay Diener, Sharon Raymond and Peter Tilton Jr. Commission Members Dr. Ralph Falk, Ellen Goethel and Barbara Renaud were absent. Alternate Steve Scaturro was absent. Alternate Mark Loopley was present sitting in for Ellen Goethel. Rayann Richard, Conservation Commission Coordinator, was present. Mark Olson represented the Planning Board.

The Minutes of April 28, 2009 were reviewed and accepted with corrections noted.

The site walk was held on Saturday, June 20, 2009 meeting at the Town Hall Parking Lot at 9:00 a.m. The following sites were visited:

- A. 143 Island Path
- B. 67 Plymouth
- C. 595 Ocean Blvd
- D. 471 Winnacunnet Rd
- E. 515 Winnacunnet Rd

NH WETLAND BUREAU APPLICATIONS

- A. 95 Toll Booths
NH DOT and Agent - Tidewater Environmental

The Commission recently reviewed the drainage study provided by NHDOT and the project was further discussed at the June 23rd meeting. The applicant did not attend this meeting. Mr. Tilton motioned to not oppose the granting of a wetlands permit for the expansion of the 95 Toll Booths. However, the Commission would prefer mitigation funds be available for local watershed mitigation projects (specifically for Hampton and North Hampton) instead of regional projects. This would ensure that the funds are spent on those towns most affected by the work. The mitigation funds from NHDOT for the widening of the toll plaza ramps over six years ago have not been released. This was seconded by Mr. Loopley. All were in favor.

- B. 143 Island Path
Nancy Wheeler
Joe Coronati - Jones & Beach

This dredge & fill application is for the construction of a garage attached to an existing shed over an existing gravel driveway and a screen porch located on top of an existing deck. After a discussion, Mr. Tilton motioned to oppose the granting of the portion of the wetlands permit pertaining to the construction of a screened in porch on the existing deck. However, the Commission does look favorably on the construction of the garage. The Commission recommended a potential option which involves screening in a portion of the deck and removing the portion that is unscreened. The Commission would also like the applicant to select another type of plant, other than *Rosa Rugosa*, to plant along the wetland buffer edge to address the 11 plantings that were required under a 2003 Town Special Permit and NHDES wetlands permit (#2003-1024) This was seconded by Ms. Raymond. All were in favor. The application has agreed to consider the recommendations and present a revised plan at the July 28, 2009 Conservation Commission Meeting. The Commission would like to review the applicant's findings before the NHDES makes a final decision on the application.

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NH WETLAND APPLICATIONS (Cont)

C. 515 Winnacunnet Rd.
Bonnar Spring

This dredge and fill application is for the construction of a second floor using the existing footprint, build a ground floor deck, and build a second story cantilevered deck. After a discussion, Mr. Tilton motioned to oppose the granting of the portion of the wetlands permit pertaining to the construction of a first floor wooden deck. The Commission is favorable on the addition of a second story and the second floor cantilevered deck. The Commission opposes the first floor deck as it will require the removal of a vegetated area. The suggestion of using permeable pavers to construct a patio in the location of the proposed first floor deck was made. The Commission was in favor of moving the existing stairs to the center of the building since the front door is being relocated. Mr. Diener seconded the motion. All were in favor. The Commission has asked the applicant to research the option of changing the deck to a patio with permeable pavers constructed with the appropriate base and present their findings at the July 28, 2009 meeting. The Commission would like to review the applicant's findings and provide a written update on the Commission's position before NHDES makes a final decision on this permit application.

D. 65 Lafayette Rd
Braylon Energy - John Karp

This dredge and fill application is for the demolition of the existing building and construction of a 100' x 150' new building. The applicant explained that the footprint of the building had changed to 175' x 75' due to NHDES Shoreland Protection setback. A discussion ensued on the use of rain gardens. After the discussion, Ms. Raymond motioned to not oppose the granting of a wetlands permit for the demolition of the existing structure and construction of a new 175' x 75' structure. Mr. Diener seconded the motion. All were in favor. The Commission was very pleased with the applicant's plan especially the use of rain gardens and previous parking area.

SPECIAL PERMITS

A. 143 Island Path
Nancy Wheeler
Joe Coronati - Jones & Beach

Please see page 1. The applicant has agreed to continue the review of this project at the July 28, 2009 meeting. The applicant was provided with some possible alternatives for the screen porch which will be considered and revised plans will be discussed at the next meeting.

B. 515 Winnacunnet Rd.
Bonnar Spring

Please see above. Ms. Raymond motioned to continue this review at the July 28, 2009 meeting. This was seconded by Mr. Loopley. All were in favor. The applicant has agreed to continue this review at the July 28, 2009 Conservation Commission Meeting.

SPECIAL PERMITS (Cont)

C. 65 Lafayette Rd.
Braylon Energy - John Karp

After a brief discussion, Ms. Raymond motioned to recommend the granting of the Wetlands Impact Special Permit for the demolition of the existing building structure and construction of a new 175' x 75' structure as per the plan signed and dated by Mr. Page, Chairman with the usual stipulations.

D. 67 Plymouth St
Peter Baccus

After a discussion, Ms. Raymond motioned to continue this review of the property at the July 28, 2009 meeting as the Commission looks favorably on the construction of the seawall stairs but needs additional details:

1. Applicant needs to obtain an original copy of the Sun Valley Seawall project which was used in this application to provide property features. Using the scale provided on the plan, draw the seawall stairs to scale. This will provide a better understanding of how far the stairs will extend out onto the beach.
2. Provide the width of the stairs, materials used to construct the steps, railings and landings.
3. Provide more detail on how the stairs will be attached at the top and bottom of the seawall and type of materials that will be used to anchor the stairs.

This was seconded by Mr. Tilton. All were in favor.

The Commission also discussed a newly paved extension of the existing paved patio that had been added in the last year and needs an After-The-Fact NHDES permit and Town Special permit or will need to be removed by the next meeting.

E. 1044 Ocean Blvd
Dory In Condominium Association

The Conservation Commission was suppose to meet with the applicant at the June 23, 2009 meeting. However, the applicant sent a fax via their Attorney asking for an extension to the July 28, 2009 meeting.

BOARD OF SELECTMEN REFERRALS

A. 595 Ocean Blvd.
(Lupo's Restaurant)

The Town's interest with regard to the Town Land which is currently used for restaurant parking. The parking is well within the wetlands. Mr. Diener discussed the possibility of getting some history on the parking. Ms. Richard will request more time to look into the situation.

APPOINTMENTS

A. 160 Lafayette Rd
Tidewater Campground - Wallace Shaw

Mr. Shaw is in the process of removing brush piles and is complying with the Commission.

APPOINTMENTS (Cont)

B. Hampton Methodist Church

The Commission discussed the purchasing of this one acre of land (Great Marsh). The Commission would like to meet with a representative from the Church at the next meeting on July 28, 2009 to discuss this property in more detail.

PLANNING BOARD ACTIONS - DECEMBER DECISIONS

1. 35 Park Ave
Build a retaining wall on wetland boundary and build a perimeter fence. Approve with Conservation Commission stipulations.
2. 47 Hobson Ave
Remove existing 6' and replace with a new 6' fence with lattice top. Approved with Conservation Commission stipulations.
3. 1044 Ocean Blvd
Replace stolen Rosa Rugosa bushes. Continued to July 1, 2009.
4. 1048 Ocean Blvd.
Remove existing dwelling and construct a new dwelling. Application Withdrawn.
5. 65 Lafayette Rd
Construct a 15,000 sq. ft. production/manufacturing facility. Continued to July 1, 2009.
6. 120 Glade Path
Replace a 90 ft existing retaining wall and construct a docking system. Approved with Conservation Commission stipulations.
7. 501 Winnacunnet Rd
Construct 2 Condo units. Approved.

ZONING BOARD ACTIONS - DECISIONS

None

DES ACTIONS

None

OLD BUSINESS

None

NEW BUSINESS

A. Old Mill Pond Dam

Ms. Richard accompanied the NHDES Dam Inspector when they performed their June 2009 inspection. It was determined that based on tax maps the Town did not own the dam.

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CONSERVATION COORDINATOR UPDATE

Ms. Richard mentioned that the website is still being worked on.

TREASURER'S REPORT

Ms. Renaud was absent from the meeting.

The next meeting of the Conservation Commission Public Hearing will be held on Tuesday, July 28, 2009 at 7:00 p.m. meeting in the Town Office Meeting Room. The next site walk will be announced and will meet at the Town Office Parking Lot.

Ms. Raymond motioned to adjourn at 10:00 p.m., seconded by Mr. Tilton. All were in favor.

Respectfully submitted,



Sue Launi
Secretary