

CONSERVATION COMMISSION PUBLIC HEARING
July 27, 2010

FINAL

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

The Minutes of June 22, 2009 were reviewed and accepted with corrections noted.

The site walk was held on Saturday, July 24, 2010, at 9:00 a.m. meeting at the Town Office Parking Lot.

- A. 40 Tide Mill Rd
- B. 15 Church St
- C. 22 Meadow Pond Rd
- D. 21 Vyriena's Way
- E. 17 Vanderpool

NHDES APPLICATIONS

None

SPECIAL PERMITS

- A. 22 Meadow Pond Rd.
Lee Houghton-Davis

This special permit is for the removal of the existing structure and the building of a new one with a smaller footprint. The applicant received an approved Town Special Permit and NHDES Wetlands Permit in 2007 for this project, however the Town Special permit has expired. The only change from the 2007 Town Special Permit is a reduction in the footprint of the new structure which will decrease the impact to the 50 ft. buffer. After a brief discussion, Mr. Tilton motioned to recommend the granting of the Town Special Permit with the following stipulations and the usual stipulations:

- 1) Construction of a new structure shall not alter the drainage pattern on the property currently flowing towards Meadow Pond.
- 2) Post-construction elevations around the home are to remain unaltered. Post-construction spot elevation grades must be submitted to the Commission (prior to receiving a certificate of occupancy) to ensure no changes in elevation have occurred.
- 3) Applicant must submit a copy of the revised plan NHDES Wetlands Bureau for their approval and copy of the approved revised design must be submitted to the Commission prior to beginning the project.

Ms. Raymond seconded the motion. All were in favor.

CONSERVATION COMMISSION PUBLIC HEARING

July 27, 2010

Page 2

SPECIAL PERMITS (Cont)

B. 40 Tide Mill Rd

Mike Zuba

This special permit is to increase the size of an existing sunroom, reduce the size of the existing deck and removal of a side deck. The applicant reconfigured the project in such a way that no additional sealed surface is being added to the 50 ft. buffer. After a brief discussion, Mr. Tilton motioned to recommend the granting of this Special Permit with the following stipulations and the usual stipulations:

1. Reconfiguration of the sunroom and rear deck will create an open space between the sunroom and deck and this area is to be vegetated. There will be no sealed surface in this area such as crushed stone, patio stones or pavers.
2. The removal of the kayak/canoes currently being stored in the wetland to a location outside of the wetland.

Ms. Raymond seconded the motion. All were in favor.

PLANING BOARD REFERRALS

A. 124 Landing Rd

Mr. Tilton stepped away from the table for this discussion. This was a review of the 2-Lot subdivision plans (dated 06-10-10). The Commission has great concerns about the potential impacts of this subdivision on the overall drainage in this area. The Commission has serious reservations about supporting a new project where alterations to poorly drained soils could adversely impact the adjacent wetland and neighboring properties. Mrs. Goethel read from the Minutes of the Planning Board. Mrs. Goethel opened the discussion up to the Public. Mr. Tilton had two points: (1) drainage study in questions and (2) sunken gardens as planned. At this time it was closed to the Public. Mr. Scaturro motioned to have Rayann write a letter to the Planning Board with the following concerns generated during the review of the drainage analysis and addendum before making a final decision on the 2-Lot subdivision. Ms. Raymond seconded the motion. The following concerns are as follows:

1. Grading and Drainage Plan does not show any post construction grades and the Commission can not adequately evaluate storm water drainage patterns and the potential impacts to neighboring properties with this information.
2. Lack of post-construction grades also limits the Commission's ability to assess the proposed size and location of the rain garden on Lot 2-1.
3. Current wetland delineation does not identify the two detention ponds that exist on Lot 2 as wetlands.
4. Four test pits were dug on the property to verify soil conditions for the low impact design and porous driveway.
5. The Commission would like to restate their concerns with the original drainage analysis.

Mrs. Goethel voted in Mr. Tilton's place. Mr. Tilton then rejoined the Board.

CONSERVATION COMMISSION PUBLIC HEARING

July 27, 2010

Page 3

BOARD OF SELECTMEN REFERRALS

None

APPOINTMENTS

None

PLANNING BOARD ACTIONS

1. 31 Glade Path
Retaining wall and additional activities in buffer. Approved with the Conservation Commission stipulations.
2. 7 Thornton St.
Seawall repairs. Approved with the Conservation Commission stipulations.

ZONING BOARD ACTIONS - DECISIONS

None

DES ACTIONS

None

DEPARTMENTAL REVIEW

- A. 15 Church St
Gabriello Gabrielli

The Commission did a site walk to review the completed permeable paver installation and found numerous deviations from the approved plan (10-13-09):

1. The applicant did not contact the Conservation Coordinator when the pavers had been completed.
2. Pavers are either too close together or lacking the #8 aggregate in between the openings and this is essential to creating a permeable surface.
3. Width and shape of the area containing permeable pavers does not match the width and shape on the approved plan.
4. Added asphalt on the eastern side of the permeable pavers was not on the approved plan.
5. Shape of the rip rap outlet protection is circular and does not match the triangular shape on the approved plan.
6. An "L" shape section was not constructed at the southern end.
7. Could not verify the installation of 90 linear ft of 4" perforated PVC under drain underneath the pavers.
8. Proposed plantings and guard rail have not been installed.

The Commission would the Planning Board to require the applicant to make the necessary changes so that the project complies with the approved plan.

CONSERVATION COMMISSION PUBLIC HEARING

July 27, 2010

Page 4

OLD BUSINESS

A. Letter to new home owners that have 50 ft. buffers on their property. Ms. Dionne is working on this .

NEW BUSINESS

A. Proposed changes to the Town Special Permit Application.

Ms. Dionne will send this out again for approval.

B. Phragmites control - funds for second phase. Ms. Renaud stated that the Grant money came in (\$13,000)

C. Creating an off-site mitigation fund. After a short discussion, this was tabled until Mr. Page is present. Mr. Scaturro will be writing the pros and cons when the discussion commences.

D. Vote on the violation notice form. Mr. Diener created a violation form on the web site consisting of rules for going on a violation visit. A vote will be taken at next months meeting.

E. Thru-Flow decking. Mrs. Goethel has a demo of the Thru-Flow decking and would like to invite the Manufacturer to attend a meeting.

F. Monument off Rt 101. The area around the monument has been destroyed and rocks have been placed around the monument. A discussion ensued on who was responsible for the destruction.

TREASURER'S REPORT

None

The next meeting of the Conservation Commission Public Hearing will be held on Tuesday, August 26, 2010, meeting in the Town Office Meeting Room. The site walk will be announced and will start at the Town Office Parking Lot.

Ms. Raymond motioned to adjourn at 9:00 p.m. seconded by Ms. Renaud. All were in favor.

Respectfully submitted,



Sue Launi
Secretary