

CONSERVATION COMMISSION PUBLIC HEARING
November 22, 2011

FINAL

The meeting was called to order at 7:00 p.m. by the Chairperson, Jay Diener, at the Hampton Town Office Meeting Room. Commission Members present were Ellen Goethel, Barbara Renaud, Sharon Raymond and Peter Tilton. Alternates present were Diane Shaw and Gordon Vinther. Commission Member absent was Steve Scaturro. Alternate Mark Loopley was absent. Rayann Dionne, Conservation Coordinator, was present. Mark Olson was present representing the Planning Board.

The Minutes of October 25, 2011 were accepted with corrections noted.

The site walk was held on Saturday, November 19, 2011 meeting at the Town Hall Parking Lot at 9:00 a.m.

1. 30-32 Island Path (site walk appointment only)
2. 15 Thornton St.
3. 546 High St.
4. 446 High St.

NHDES APPLICATIONS

None

SPECIAL PERMITS

- A. 446 High St.
Chandler Rudd

This special permit is to move two utility sheds to edge of the driveway. This is a deviation from an approved 2008 permit. As part of that permit it was stipulated that one of the sheds would be removed and the other would remain. However, both sheds were retained and relocated to the northeast corner of the lot and partially within the wetland. After a lengthy discussion, Mrs. Goethel motioned to recommend the granting of the special permit (per plan signed and dated by the Chair) with the following stipulations, proposed mitigation, and usual stipulations:

1. Applicant has agreed to place the sheds side-by-side beginning at the northeast corner of the paved parking area and extending parallel along the edge of that parking area (indicated on signed plan).
2. Applicant has agreed to add shrubbery, such as red cedar, beginning at the end of the western most shed to the northwest corner of the paved parking area (planting location indicated on signed plan). The Conservation Coordinator must approve the chosen plantings prior to installation.
3. Sheds shall be removed once the ground is frozen to minimize the impact to the wetland and buffer.
4. As mitigation for this change from the approved 2008 plan, the applicant has agreed to remove the varying types of landscaping fabric/material placed throughout the buffer and clean-up all wood and debris.
5. Applicant has agreed to remove the paved front walkway as additional mitigation.

Ms. Raymond seconded the motion. With Mr. Diener not in favor, the remaining Commissioners were in favor.

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SPECIAL PERMITS (cont)

B. 546 High Street
Douglas Reed Jr.
Linda Meissner

This Special Permit application is to construct a low (platform) deck, 17' x 8', beneath the existing 3-season deck. Deck will be supported by existing footings/foundation with 1/8" deck board spacing. After a discussion, Mrs. Goethel motioned to not grant the permit based on the following concerns:

1. The 2006 Special Permit for conversion of the upper deck into a 3-season room, specifically stipulated that, "the area underneath the enclosed deck will remain open and of a permeable surface to allow for absorption in the buffer." The proposed deck does not qualify as a permeable surface because the material itself is not permeable and the deck will be at ground level as opposed to a minimum of six feet off the ground.
2. The Commission is also very concerned about how this area of High St. is already prone to excessive flooding. The addition of a ground-level deck is going to reduce the amount of available surface area for storm water infiltration and over time exacerbate flooding in this area.
3. The Commission does not feel that the proposed plan provides sufficient construction details to support the concept that this ground-level deck will not obstruct the infiltration of storm water run-off and the flow of flood waters.
4. The proposed plan does not provide any mitigation to off-set the additional sealed surface associated with the ground-level deck.

The proposed project does not qualify as permeable nor does it take into consideration the importance of protecting the adjacent wetland by using of alternative materials like permeable pavers or providing mitigation. If this project is approved as currently designed, will set a precedent by suggesting that previous stipulations do not carry over from one project to another. Mr. Tilton seconded the motion. All were in favor.

C. 15 Thornton St
Florence Loosigian, Owner
Stanley Saracy, Contractor

This Special Permit is to add approximately 500 sq. ft. of rocks to fill voids and permission to maintain the existing rocks (I.e. move rocks that have shifted) throughout the period of the permits. After a brief discussion, Ms. Renaud motioned to recommend the granting of the Town Special Permit with the following stipulations and usual stipulations:

1. Applicant is aware that permission to use Town Land for accessing and working on the seawall must be obtained from the Board of Selectmen prior to beginning work.
2. No equipment shall be stored in the wetland, buffer or on the dunes.
3. Rocks added to the seawall shall be within the existing footprint.

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SPECIAL PERMITS (Cont)

C. 15 Thornton St. (Cont)

4. The Commission supports the request to stabilize existing rocks throughout the duration of the permit with the understanding that no new material shall be added. If additional rocks are needed, a new Town Special Permit will need to be applied for.
5. Applicant has agreed to contact the Conservation Coordinator at the beginning and end of the project and at any point when rock stabilization is needed. Mrs. Goethel seconded, all in favor.

PLANNING BOARD REFERRALS

None

PLANNING BOARD ACTIONS

- A. 2 Nor'East Lane
Rehabilitation of existing dwelling and storm water design installation. Approved with Conservation Commission stipulations except excluding from stipulation #3 that the south side deck needs to remain open above and below.
- B. 35 Harbor Road
Repair and replace existing pilings. Approved with Conservation Commission stipulations.
- C. 35 Huckleberry Lane
After the Fact addition of loam in the buffer zone. Approved with Conservation Commission stipulations.
- D. 152 No. Shore Road & 32 Seaview Avenue
Three-Lot Subdivision & Lot Line Adjustment (Departmental Review) Approved.
- E. 446 High Street
Re-location of two utility sheds to end of driveway (buffer zone). Continued to December 7, 2011.

ZONING BOARD ACTIONS - DECISIONS

None

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DES ACTIONS

A. NH DOT

Replace two catch basins with drop inlet drainage structures, relocate a 15" culvert under restaurant parking lot and outlet into a 2' x 10' sediment basin impacting 2,701 sq. ft. (2,582 temporary) of previously disturbed tidal buffer zone and estuarine wetlands.

OLD BUSINESS

A. Ice Pond Dam - Draft RFP

The Commission is seeking a qualified engineering firm to provide engineering and design service for the construction of the Ice Pond Dam. A short discussion regarding a mandatory pre-submission meeting for all those planning on submitting proposals. Ms. Raymond suggested in lieu of final inspection, an as-built review be prepared by the contractor. Ms. Dionne will do corrections and E-mail out for the final review.

B. Developing a Conservation Voluntary Monitoring Program

It was suggested to develop a pilot study. Ms. Dionne will put together a Voluntary Easement Monitoring Program. Mrs. Goethel suggested that one of the first steps would be to prepare folders for each of the easements.

NEW BUSINESS

CONSERVATION COORDINATOR UPDATE

A. NH Association Annual Meeting

Ms. Dionne attended this meeting and gave a brief review of the workshops she attended, I.e. Shoreland Water Quality Protection Act and Public Outreach Workshops.

B. Ms. Dionne posted changes to the proposed Wetland Conservation District Ordinance on the HCC web site.

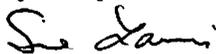
TREASURER'S REPORT

Ms. Renaud handed out the quarterly report.

The next meeting of the Conservation Commission Public Hearing will be held on Tuesday, December 27, 2011, 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 9:30 p.m., seconded by Mrs. Goethel. All were in favor.

Respectfully submitted,



Sue Launi, Secretary