HAMPTON CONSERVATION COMMISSION PUBLIC HEARING
MINUTES
October 23, 2012 FINAL

PRESENT: Jay Diener, Chair
Ellen Goethel, Vice Chair
Sharon Raymond
Barbara Renaud

Rayann Dionne, Conservation Coordinator

Tracy Emerick, Planning Board Representative

ALTERNATES: Diane Shaw

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by the Chairman, Jay Diener, at the Hampton Town Office Meetintg Room.

MINUTES

Ms. Shaw motioned to accept the Minutes of August 28, 2012 with corrections noted, seconded by Mrs. Goethel. All were in favor. The Minutes of September 25, 2012 will be reviewed at the November 27, 2012 meeting.

SITE WALK
1. 34 Vrylena's Way
2. 140 King's Highway #7 (Butternut Hollow)
3. 20 Robin Lane
4. 189 Island Path
5. 230 Exeter Rd.

APPOINTMENT

230 Exeter Rd.
Chris Albert, Jones & Beach - Agent

This appointment was to review two potential 3-Lot and 9-Lot subdivision proposals.

Ms. Renaud had concerns with the division of the wetland. Mrs. Goethel was concerned how Lot #9 would be accessed and where the small impact would be. Ms. Raymond was comfortable with the plan for 3-Lot. Ms. Shaw agreed with Ms. Raymond. Ms. Dionne would like to add to the plan the requirement to donate the parcel to the Town. Mr. Diener asked the Commission if they would like to see the land donated to the Town or put in an easement. Mrs. Goethel's preference was to donate to the Town for conservation easement. Ms. Dionne added that the plan needs to show how much of each lot is outside of the Wetland Conservation District. For newly created lots a minimum of 75% or the minimum lot area required in zoning district or 30,000 sq. ft. (whichever is less) shall be outside of the Wetland Conservation District.

APPOINTMENT (cont)

230 Exeter Rd. (cont)

SUMMARY

After the Commission reviewed each subdivision plan, it was the consensus of the Commission that the 3-Lot subdivision would have the least amount of impact on the wetland and its buffer and the Town would benefit from the conservation of 12.5 acres of uplands and wetlands. The letter the Commission agreed to send only included the Commission's preference for the 3-Lot subdivision from a Conservation Commission perspective, and specifically did not address any of the zoning issues related to that subdivision.

MOTION by Mrs. Goethel to have Ms. Dionne write a letter to the Zoning Board, also sending a copy to the Commission for review.
SECONDED by Ms. Raymond.
VOTE: All in favor MOTION PASSED.

NHDES APPLICATIONS
None

SPECIAL PERMITS

A. 20 Robin Lane
Ray & Ellen Lavin

This amended Special Permit is for the installation of a generator on a stone base. The generator is on a crushed stone pad within the 50 ft buffer.

NO PUBLIC COMMENT

SUMMARY

The Commissioners had no major concerns with the placement of the generator.

MOTION by Ms Renaud to recommend granting the amended Special Permit per the plan dated October 5, 2012 and signed by the Chair.
SECONDED by Mrs. Goethel.
VOTE: All in favor. MOTION PASSED.

B. 189 Island Path
John Roberge

This special permit is for the installation of a perimeter chain linked fence within the 50 ft buffer . Ms. Renaud mentioned that the chain link fence would be best to keep the dogs in and the tidal waters flowing. During the site walk those members present felt that the eastern and southern side of the fence should be in-line with the corners of the shed. These modified locations were shown to Mr. Roberge on the applicant's plan. Mr. Roberge did not have an issue with the adjustment.

NO PUBLIC COMMENT

SPECIAL PERMITS (cont)
B. 189 Island Path (cont)

SUMMARY

The location of the southerly and easterly sections of the fence were slightly modified so the fence will be at or near the top of the slope to the marsh, and will be in line with the corners of the existing shed. The revised fence location is noted on the plan and signed and dated by the Chair. The applicant shall meet with the Conservation Coordinator to review and verify the perimeter fence location before installation. The fence will have cemented posts only in the corners. The applicant will keep the fence clear of debris to keep the water flowing.

MOTION by Mrs. Goethel to recommend granting the Special Permit for the perimeter fence as modified with the usual stipulations.
SECONDED by Ms. Shaw.
VOTE: All in favor. MOTION PASSED.

C. 34 Vrylena's Way
Meadow Pond Farm Crop
Peter Olney

This special permit is for the removal of four trees, and the removal of 2 of the 4 stumps. Mr. Olney stated that the four trees are within the 50 ft buffer and the stumps must be removed in order to install the driveway and underground utilities. Two of the stumps must be removed in order to install the driveway and underground utilities. The number of trees was reduced from 4 to 2 following the site walk.

NO PUBLIC COMMENT

SUMMARY

The applicant has agreed not to cut the two trees furthest from the driveway (#2 and #3)on the plan. Only the trees labeled #1 and #4 shall be cut and their stumps removed. The applicant will be able to plant along the edge of the driveway within the 50 ft buffer with the approval of the Conservation Coordinator prior to installation.

MOTION by Mrs. Goethel to recommend the granting of the Special Permit per the plan signed and dated by the Chair with the usual stipulations and recommended for approval for the removal of 2 trees.
AMENDED by Ms. Renaud to add plantings along the driveway within the Wetland Conservation District.
SECONDED by Ms. Renaud.
VOTE: All in favor. MOTION PASSED.

D. 140 King's Highway #7 (Butternut Hollow)
Ann Donahue

This Special Permit is for the installation of a generator on a raised base and gas line within the 50 ft buffer. A discussion ensued on the proposed location of the generator and gas line. The Commission has identified an alternative area along the western side of the dwelling and between the existing shed and driveway edge which is of sufficient size and further from the wetland edge. This area would provide better protection to the wetland and the applicant would still achieve her objective.

D. 34 Vrylena;s Way (cont)

NO PUBLIC COMMENT

SUMMARY

The Commission identified an alternative location that is further from the wetland edge.

MOTION by Ms. Renaud to recommend the special permit for the location along the western side of the dwelling and between the shed and driveway edge.
SECONDED by Ms. Shaw,
VOTE: All in favor. MOTION PASSED.

OLD BUSINESS

A. 2013 Warrant Articles - Review Drafts

The Commissioners reviewed the draft of the 2013 Warrant Article for the Town of Hampton vote to raise and appropriate the sum of $10,000.00 to help replenish the Hampton Conservation Commission Land Acquisition Fund. The Town Attorney has also reviewed this Warrant. The Commission reviewed the draft, and made some additional edits. This revised version will be sent to the Town Attorney for further review.

Ms. Dionne will send out an additional Warrant Article for review. The Warrant Article is pertaining to the sealed surface allowance in Hampton.

B. Hurd Farm Signage budgeted for 2012

Mrs. Goethel will get the information and send to the Commissioners.

NEW BUSINESS

A. Vote on Alternates

The Commissioners discussed the interest of Tony Ciolfi and Jim Zavez as potential Conservation Alternates.

MOTION by Ms. Renaud to send a letter to the Board of Selectmen recommending Mr. Ciolfi as an Alternate and also to invite Mr. Jim Zavez to a Conservation Commission Public Hearing to allow the members to meet with Mr. Zavez.
SECONDED by Ms. Shaw.
VOTE: All in favor. MOTION PASSED.

B. Review the meeting dates for December

MOTION by Ms. Renaud to hold the site walk on Saturday, December 15th and the meeting will be held on Tuesday, December 18, 2012.
SECONDED by Ms. Raymond.
VOTE: All in favor. MOTION PASSED.

CONSERVATION COORDINATOR UPDATE

Ms. Dionne handed out information on the 100 Year Storm Event. A discussion ensued on the 500 year storm vs. the 100 year storm. The discussion included maintaining current systems (culverts, etc.) to see how that would improve storm water management before considering changing the regulations/benchmarks. The Hampton Site Plan and Regulations were reviewed including design and maintenance of storm water management systems, storm water runoff analysis, swales and ponds for potential flooding, post-development peak flow and consistent with NH DES requirement in the NH Storm Water Manual. Mr. Diener stated that the Commission will continue to look at this.

TREASURER'S REPORT

Ms. Renaud shared the 2012 Quarterly Report with the Commissioners.

The next meeting of the Conservation Commission Public hearing will be held on Tuesday, November 27, 2012, meeting in the Town office Meeting Room. The site walk will be announced and will meet at the Town Office Parking Lot at 9:00 a.m.

ADJOURNMENT

MOTION by Ms. Renaud to adjourn at 9:30 p.m.
SECONDED by Ms. Raymond
VOTE: All in favor. MOTION PASSED.

Respectfully Submitted,

Sue Launi
Secretary