

**Hampton Conservation Commission**  
**Draft Minutes**  
**Tuesday, May 25, 2021**  
**7:00 PM**

1     **Present:**                 **Deborah Wrobel, Chair**  
2                                 **Jay Diener, Vice-Chair**  
3                                 **Patricia Swank, Clerk**  
4                                 **Pete Tilton, Jr.**  
5                                 **Sharon Raymond**  
6                                 **Robert Fox**  
7                                 **Diane Shaw, Alternate**  
8

9     **Planning Board Representative: Keith Lessard**  
10    **Staff: Conservation Coordinator Kara Campbell**  
11

12    **I. Call to Order:**

13    Chair Wrobel called the meeting to order at 7:00 PM. By Roll Call were present: Sharon  
14    Raymond, Pete Tilton, Pat Swank, Bob Fox, Deborah Wrobel, Jay Diener and Diane Shaw.  
15    Alternate Diane Shaw was activated.

16    **II. Review Minutes of April 27, 2021**

17    Mr. Diener provided edits.

18    **MOTION:** Mr. Diener motioned to approve the April 27, 2021 minutes as amended.

19    **SECOND:** Mr. Tilton seconded the motion.

20    **VOTE:** 4-0-3

**MOTION PASSED**

21    Ms. Swank, Ms. Shaw and Ms. Raymond abstained. Mr. Tilton, Mr. Diener, Chair Wrobel and Mr. Fox  
22    voted aye. The motion passed 4-0-3.

23    **III. Applications**

24    **1. 10 Glade Path**

[Town Wetlands Permit](#)

25    **Owner:** Scott Crane and Asya Crane  
26    Installation of 103 linear foot, 6" height vinyl privacy fence  
27

28    The applicant indicated the proposal is for a vinyl privacy fence with concrete footings to  
29    replace the dilapidated stockade fence. There will be no machinery on site. The 15 posts will  
30    be hand dug. The fence will be at least 6" off the ground for water to flow freely.  
31

32    Chair Wrobel opened the hearing to the public for comments and questions at 7:04 PM.  
33

34    Scott Simmons of 18 Glade Path noted he lives next door, has been apprised of the project  
35    and supports what his neighbors want to do.  
36

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37 Chair Wrobel closed the hearing to the public for deliberations at 7:04 PM.

38

39 **MOTION:** Ms. Swank motioned to recommend approval of the Town Wetlands Permit at  
40 10 Glade Path for a 103 linear foot vinyl fence, as presented, with the conditions of approval  
41 read by the Conservation Coordinator

42

43 **SECOND:** Ms. Shaw seconded the motion.

44

45 **VOTE:** 7-0-0

**MOTION PASSED**

46

47 Chair Wrobel indicated a letter would go to the Planning Board with a copy to the applicant.  
48 Ms. Campbell read out loud the additional stipulations of approval which Chair Wrobel noted  
49 would be included in the letter to the Planning Board.

50

51 1. Fence to be 6” or more above ground and posts will be hand dug.

52

53 2. No storage of grass clippings or yard waste in the wetland or its buffer.

54 3. Lawn care will follow the guidelines set forth in the NHDES Shoreland Protection Act.

55 4. The buffer should remain undisturbed to the degree possible in the process of construction and  
56 elevations not be changed. No additional fill is allowed.

57 5. There shall be no additional structures or impervious surfaces in the buffer, other than those shown on  
58 the approved plan. A new Wetlands Permit is required for the construction of any additional structure(s)  
59 or impervious surface(s) in the buffer.

60 6. The Conservation Commission shall be notified in writing upon commencement and completion of the  
61 project. A final inspection shall also be scheduled with the Conservation Commission upon completion  
62 of the project.

63

64 7. This permit will expire two years from the date that it is granted by the Planning Board. Refer to  
65 Hampton Zoning Ordinance Section 2.3.5 or information on permit extensions.

66

67 The Commission agreed there was no way to install the WCD markers in the buffer and eliminated that  
68 condition.

69

70 Mr. Diener advised the applicant they would need to apply for a new permit for the patio proposed for the  
71 future as it is not part of the plans submitted or approved today.

72

73 **2. 35 Park Avenue**

[Town Wetlands Permit](#)

74 **Owner:** Chelsie Portlock

75 Add fill to yard to create gentle slope. Remove existing crushed stone. Install 4’ chain  
76 link fence around outer edge of backyard.

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77  
78 Chair Wrobel called the applicant up for hearing but the applicant was not present. Ms.  
79 Campbell reported she received an email from the applicant asking to table the application.  
80

81 **3. 39 Hobson Avenue** [NHDES Minimum Expedited Wetlands Permit](#)

82 **Owner:** Frank B. and Grace T. McFall

83 **Agent:** Norman Carpentier Construction

84 Raze existing house and construct new house on helical piles.  
85

86 Mr. Carpentier indicated the existing structure would be demolished and a new structure  
87 would be installed on helical piles/concrete piers to elevate the structure above flood  
88 elevation and will be pulled away from the buffer. Mr. Carpentier noted the applicant will  
89 get the shed out of the buffer zone as much as possible and feels the proposal is good for  
90 the Town and the neighborhood.  
91

92 Chair Wrobel opened the hearing to the public for comments and questions at 7:14 PM and  
93 being none closed the hearing to the public at 7:14 PM for deliberations.  
94

95 Mr. Diener noted the proposal was presented to the Commission when the Town Wetlands  
96 Permit was recommended for approval and he had no additional questions.  
97

98 **MOTION:** Mr. Tilton motioned to not oppose the NHDES Minimum Expedited  
99 Wetlands Permit for 39 Hobson Avenue as presented.

100 **SECOND:** Mr. Diener seconded the motion.  
101

102 **VOTE:** 7-0-0

**MOTION PASSED**

103  
104 Chair Wrobel signed the recommendation on behalf of the Commission.  
105

106 **IV. Appointments**

107  
108 **V. New Business**

109  
110 1. Plaice Cove Discussion

111  
112 Chair Wrobel noted she, together with Ms. Swank and Ms. Campbell had visited the site and met  
113 with representatives of the UNH Cooperative Extension concerning the planting of dune grass.  
114 This is the second attempt at establishing new dune grass plantings.  
115

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116 Ms. Swank noted other years' plantings were more successful. The last planting was done too  
117 close to the sidewalk/boardwalk and rocks and failed due to high traffic and being too dry. A  
118 call for volunteers was put out to help plant the American Beach Grass. UNH Cooperative  
119 Extension noted it is ideal to improve the longevity of the dune grass and is the second dune left  
120 in the Town of Hampton and a critical resource. UNH Cooperative Extension hopes the  
121 Commission could play more of a role in trying to keep the dune grass there alive. Dune grass is  
122 very resilient and helps hold dunes in place, but it is susceptible to being stepped on and that will  
123 kill it. Dune preservation needs to be at the top of the list to conserve this natural resource.  
124 There is a path to the ocean but to prevent going off the path installing a rope guide may keep  
125 people and dogs from trampling the right side. Watering bags or gators which are like a  
126 backpack full of water with a pump can be used. Volunteers would be scheduled to do the  
127 watering twice a week, especially in the drought. It is important to educate the public why it is  
128 important to protect the dune which is of historical significance to the Town. The existing  
129 signage is somewhat confusing and could be improved. Chair Wrobel would like support and for  
130 members to view the sign and suggest improvements to rephrase them.

131  
132 Mr. Tilton noted roping is a good solution and what was done on the Seabrook Harbor side. Mr.  
133 Fox questioned whether a snow fence or something more substantial should be used because kids  
134 will just hop over the rope or play on the roping. Chair Wrobel indicated it is a small area and  
135 should fit in with the natural landscape.

136  
137 Mr. Diener noted the Commission could reach out to Alison Eberhardt since she and her team  
138 did that roping and find out the materials used and where they got them. Ms. Campbell will  
139 reach out to Ms. Eberhardt. Mr. Diener recommended checking on the status of the watering  
140 bags and to ask for recommendations for the language of the signs. Wells Costello took pictures  
141 of the dune grass planting. Ms. Raymond noted that photos can go a long way in educating the  
142 public and Mr. Diener recommended getting the photos from Mr. Costello to put on the website.  
143 Ms. Swank noted Ms. Dionne used to have a display cubby at Town Hall and they could revisit  
144 putting photos and information there. Mr. Diener recommended posting on Channel 22.

145  
146 Chair Wrobel noted it was impressive how the 1500 plugs of dune grass were harvested to be  
147 replanted and it is good to have support from neighboring towns and see dunes being used as  
148 nurseries.

149  
150 Ms. Swank reported an area was washed out of sand behind the rocks and she would like  
151 volunteers to put more sand there. This may require DES approval. She is concerned that with  
152 another storm the wall will collapse. Previously to do such work she had to register with Parks  
153 & Recreation as an adopt-a-park person and is not sure if they still offer that program or what  
154 permissions would be needed for the Commission to play an active role. Ms. Campbell will  
155 reach out to Parks & Recreation.

156  
157 2. Commissioner Swank: Discuss Need for Wildlife Crossing Sign at Ice Pond similar to the  
158 one on Route 27 into Exeter

159

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160 Ms. Swank provided packets to the Commission of potential signs which could be installed by  
161 DPW, if they are willing, at wildlife crossings. Signs could be installed on both sides of the  
162 road, on Route 27 heading to Exeter and after Batchelder Farm. A call was received about  
163 getting a sign on Route 101 also. The DOT was reached out to according to the July 28, 2020  
164 minutes. Ms. Swank noted they may not be able to get the Canadian style sign. Mr. Diener  
165 noted a sign company could probably copy it.

166  
167 Mr. Tilton questioned whether the Select Board would need to approve the signs first. Mr.  
168 Diener recommended calling the Town Manager, Jamie Sullivan.

169  
170 Mr. Fox recommended contacting the State Wildlife Pathways Program who has funding for  
171 signs and may be able to direct the Commission where to purchase them.

172  
173 **VI. Old Business**

174  
175 1. Car Barn Pond Trail Update

176  
177 Mr. Diener reported that he, Chair Wrobel and Ms. Campbell went out and mapped the trail and  
178 taped trees. The trail will be half a mile and go by the pond with wetlands on the other side.  
179 Volunteers are needed for raking. The Scouts help with trail clean up. Chair Wrobel would like  
180 to see a clearing by the water's edge for picnicking. The Barbara Renaud Memorial should be  
181 completed soon along with the kiosk and path.

182  
183 2. CHAT Update – Recommendations

184  
185 The Commission reviewed the Coastal Hazard Adaptation Team recommendations presented and  
186 Chair Wrobel noted this will be a regular update on the agenda. Each member discussed two  
187 recommendations that really stood out to them. The Commission will choose one or two to move  
188 forward. Mr. Diener noted some are more applicable for the Commission to act on than others.

189  
190 Mr. Diener reported SHEA did not get the PREPA grant it applied for Coastal Flood Risk  
191 Guidance in Town Ordinances.

192  
193 Mr. Fox asked about Sea Level Rise awareness and plugging the mapping tool into the Town's  
194 webpage. Chair Wrobel noted the Commission has posted the link to *Flood IQ*. Mr. Fox noted  
195 it is important for the public to have an understanding and is helpful to those wanting to put their  
196 homes up on pilings. Maybe the link could be published in the news as well.

197  
198 Mr. Fox noted he favored recommendation #5 outreach about flood hazard and vulnerability.

199  
200 Mr. Tilton noted he was interested in recommendations #3 and #11 and feels it would be  
201 beneficial to have the TRC involved before hearings like with Boards like the ZBA.

202

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203 Ms. Swank noted she was interested in #5 and the visioning effort for anticipated or affected  
204 areas instead of development on marsh borders and having passive recreation or wildlife  
205 viewing. The status of some of the properties should be checked to see whether they are  
206 developable. She would like to see other areas of the community involved and organizations.  
207 Mr. Tilton added there are areas in danger of being lost. Mr. Diener noted the potential for  
208 relocation or “buy back” programs via FEMA which could convert properties to parks for local  
209 residents and absorb flood waters during storm events.

210  
211 Mr. Diener noted he favored #16 prioritizing the prediction of marsh migration and #11  
212 concerning construction improvements within the marsh as opposed to just the Wetlands  
213 Conservation District under regulation 2.4.11.c. The Planning Board hasn’t established a special  
214 flood hazard area which is recommendation #18.

215  
216 Ms. Campbell noted she was interested in recommendation #16 preserving the predicted marsh  
217 migration and recommendation #10 which has tangible results, such as increasing the freeboard  
218 to 2’ and reducing impervious surface and prohibiting construction in high risk areas.

219  
220 Chair Wrobel noted she also liked #16 and #10 and would like to see the percentage of  
221 impervious surface reduced.

222  
223 Ms. Raymond indicated she liked recommendation #5 public outreach and education and noted  
224 the importance of the public understanding why these are important. Why even the littlest thing  
225 can help.

226  
227 Ms. Shaw noted she liked recommendations #3 and #17 to do with Planning Board regulations  
228 and zoning and stressed the importance of having support from them.

229  
230 Chair Wrobel noted the Commission would strategize about regular outreach at the next meeting.

231  
232 **3. Quarterly Report – Commission Swank**

233  
234 Ms. Swank reported for the first quarter of 2021 for the period ending March 31<sup>st</sup>. The  
235 beginning balance was:

236  
237 \$120,124.64  
238 54.43 interest  
239 20,000.00 revenue as of February (Warrant Article)  
240 8,633.00 unused budget  
241 \$148,812.07 ending balance

242  
243 No payments submitted.

244

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245 Ms. Swank questioned why the \$20,000 Warrant Article did not appear in previous years and if  
246 that was kept somewhere else. Ms. Shaw recommended checking with Ellen or Kristy. Kristy  
247 handles the operating budget.  
248

249 Ms. Swank questioned whether the Victory Garden line should be on the report and reported a  
250 balance of \$1,923.57 as of February 28, 2021. Ms. Campbell will put items in a folder for Ms.  
251 Swank and thinks she has the March Victory Garden statement to add. Ms. Raymond  
252 recommended having the Victory Garden come in when the agenda is light enough.  
253

254 **VII. Conservation Coordinator and Chair update**  
255

256 Ms. Campbell reported Town Forest Clean Up, sponsored by the Conservation Commission, is  
257 Saturday, June 5, 2021 from 9 AM to noon. A flyer was posted on social media. Chair Wrobel  
258 has picked up trash bags to use. Mr. Diener will provide drinks and snacks. Chair Wrobel will  
259 ask Anthony Curro to do an educational theme on birding.  
260

261 Mr. Fox reported the trail has been identified and volunteers are needed to post markers. He will  
262 provide a receipt to Ms. Campbell.  
263

264 Mr. Diener attended the Conservation Commission roundtable this morning with Chair Wrobel.  
265 Pete Steckler presented from the Nature Conservancy about blocking wildlife areas and  
266 connectivity corridors. Chair Wrobel will send the links out. Mr. Diener noted there are town  
267 specific maps you can get to show these habitats and corridors.  
268

269 **VIII. Non-Public Session pursuant to 93-A:3(II)(d)** Consideration of the acquisition, sale or lease  
270 of real or personal property which, if discussed in public, would likely benefit a party or parties whose  
271 interests are adverse to those of the general community.  
272

273 **MOTION:** Mr. Diener motioned to go into non-public session pursuant to 91-A:3(II)(d) Consideration  
274 of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely  
275 benefit a party or parties whose interests are adverse to those of the general community.  
276

277 **SECOND:** Mr. Fox seconded the motion

278 **ROLL CALL VOTE:** 7-0-0 **MOTION PASSED**

279 Raymond – aye, Tilton – aye, Swank – aye, Fox – aye, Wrobel – aye and Diener – aye.

280 The meeting was closed to the public at 8:17 PM.

281 **MOTION:** Mr. Tilton motioned to come out of non-public session.

282 **SECOND:** Ms. Shaw seconded the motion.

283 **ROLL CALL VOTE:** 7-0-0 **MOTION PASSED**

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284 Raymond – aye, Tilton – aye, Swank – aye, Fox – aye, Wrobel – aye and Diener – aye.

285 The meeting was reopened to the public at 8:56 PM.

286 **MOTION:** Mr. Diener motioned to seal the minutes of the non-public session.

287 **SECOND:** Ms. Raymond seconded the motion.

288 **VOTE:** 7-0-0

**MOTION PASSED**

289 **VIII. Adjourn.**

290 **MOTION:** Mr. Tilton motioned to adjourn at 8:56 PM.

291 **SECOND:** Ms. Shaw seconded the motion.

292 **VOTE:** 7-0-0

293

294 Respectfully submitted,

295

296 Nancy J. Hoijer,

297 Recording Secretary