

**Hampton Conservation Commission**

**Minutes**

**Tuesday, November 22, 2016**

Present: Barbara Renaud, Chairman  
Jay Diener, Vice Chairman  
Diane Shaw  
Pat Swank  
Sharon Raymond  
Gordon Vinther

Also Present: Rayann Dionne, Conservation Coordinator

**I. Call to order**

The meeting was called to order by Ms. Renaud at 7 p.m. in the Town Hall Selectmen's Meeting Room.

**II. Review of Minutes**

**MOTION:** It was moved by Ms. Shaw to approve the October 25, 2016 Minutes as presented with edits provided.

**SECONDED:** Ms. Swank

**FAVOR:** 3 in favor, 3 abstained (Mr. Diener, Ms. Raymond, Mr. Vinther) **MOTION PASSED**

**III. Appointments**

There were no appointments

**IV. Applications**

**1. 21 Birch Rd.**

**Town Wetlands Permit**

**Owner:** Barbara Whetherbee and Russell Cook

**Agent:** Alan Gay – Olde School Renovations

Remove existing wooden deck and sonotubes, brick walkway, and raised garden beds. Construct a new deck with pre-cast concrete piers and stairs. The square footage of the new deck will be 96 sq. ft. less than the impervious surfaces being removed (deck and brick walkway).

Alan Gay with Olde School Renovations appeared before the Commission on behalf of the homeowners. He explained they are proposing to remove the existing deck, removing concrete pavers and installing new deck and new concrete pavers and stairs. He also noted part of the project is to include non-pervious brick pavers and raised garden bed installations.

Ms. Dionne reviewed that with the new deck and paver installations, it amounts to a total of 100 sq. ft. impervious coverage for the existing deck and pavers, the new deck is under 100 sq. ft. less than the two impervious areas combined. Ms. Dionne also commented at the site review that the deck is in rather poor condition.

Ms. Dionne stated that during the sitewalk the Town owns the property abutting the backyard of the subject property, and that has a retaining wall coming across the property line. Mr. Gay commented that he believes the previous owner has used the area to park an RV.

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Ms. Renaud noted it was a gravel extension of the original driveway. With regards to the Town land area, it would be nice to have bushes planted, something other than grass that would not need to be maintained moving forward. Mr. Gay mentioned possible planting of blueberries.

Mr. Diener asked for clarification if it would be along the lot line, or in the entire area. Ms. Renaud expressed it should be along the lot line to provide demarcation.

Ms. Swank confirmed the entire backyard is in the buffer zone and expressed her only concern is use of fertilizer back there.

Mr. Diener likes the idea of having plantings along the edge of the property line and returning to naturally vegetated. Mr. Diener inquired about the gravel extending the driveway. Mr. Gay commented it is a uniform stone, and believes it is crushed stone and about 16” deep and not packing down. Mr. Diener inquired if it will be used as parking on a regular basis. Mr. Gay noted it will be used for parking.

Ms. Dionne said this is a challenge because parking is not usually allowed in the buffer, however this was added by a previous owner without proper permitting. Mr. Diener expressed it does not need to be grandfathered, as it was not permitted when installed. He noted he would like to see some plantings to keep it from extending further parking.

There was further discussion amongst the Commission and Mr. Gay regarding the proposed project.

**MOTION:** Mr. Diener recommended the approval of the wetlands permit for 21 Birch Rd. with the following stipulations:

Native shrubs shall be planted along the southern property boundary to clearly separate the property owner’s parcel from the abutting Conservation Land (Map 181 Lot 3). The portion of the Conservation Land currently being mowed and maintained shall be allowed to return to a naturally vegetated state. A planting plan shall be reviewed and approved by the Conservation Coordinator prior to installation.

The gravel RV parking area will be inspected to verify if an impermeable layer such as plastic was installed at the bottom. If the RV gravel area is permeable, then a barrier such as fencing or shrubs shall be installed in-line with the rear of the building to limit parking in the buffer. If there’s an impervious layer, that layer must be removed and a parking barrier installed.

Any vegetated areas disturbed during the removal and construction process shall be restored.

Also a planting plan to be approved by the Conservation Coordinator.

**SECONDED:** Ms. Raymond

**FAVOR:** 6 in favor, 0 abstained

**MOTION PASSED**

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#### V. Old Business

##### 1. Ice Pond Dam Status/Conservation Capital Reserve Fund Warrant Article

Ms. Dionne reviewed the discussion with DPW and options they may have. Mr. Diener and Ms. Dionne met with Attorney Mark Gearreald and it was determined that the Conservation Capital Reserve Fund Warrant Article is not the proper way to create funding for the Ice Pond Dam. Mr. Gearreald recommended the Commission proceed with another Request for Proposal and begin the process of pursuing a warrant article based on that outcome. Ms. Dionne remarked it is difficult requesting for funding when they do not have an amount needed for the project. Mr. Diener concluded that this is not something that will be pursued for this year's warrant articles. The discussion amongst the Commission is to state that it is a small budget they will be working with, as well as the Commission will be looking for a simplified design. Ms. Renaud concluded that they will be working on this more in 2017.

- ##### 2. Warrant Articles – Impervious Coverage Calculation and Conservation Fund – Ms. Dionne updated the Commission about her meeting with the Planning Board with regards to the Impervious Coverage Calculation. She noted the Commission did a great job of adding a definition for impervious surface, however they did not provide great guidelines for calculation impervious coverage. With no guidelines, the entire lot area was being included regardless whether there were wetlands on the property. The guidelines will allow the buffer to be included, however the wetlands will be excluded in the calculation. Ms. Dionne stated the Planning Board has approved of these guidelines, as it needs to be based on what is actually developable.

The Commission is also sponsoring a Warrant Article for \$20,000 for the Conservation Fund. This fund is used to acquire, protect and maintain open space. In previous years, this fund has borne many names and last year they decided to incorporate them all into the "Conservation Fund". Unfortunately the warrant article drafted this year by the Town Manager has the fund being identified as the Conservation Land Acquisition Fund. Mrs. Dionne attempted to get the Town Manager to revise the title to reflect last year's approved name change but he informed her the revision would have to happen during the Town Attorney's review. He did not feel comfortable removing the words "Land Acquisition" because it speaks to what the fund is used for. The Town Attorney has been made aware of the title discrepancy and hopefully it will be changed.

#### VI. New Business

- ##### 1. Overview of the Commission/Board Empowerment Series – Works shop #1 – Reading Plans. Mr. Diener reviewed that he and Ms. Swank and Ms. Shaw attended the workshop. He feels it was a terrific workshop given by Sylvia Von Aulock who is the previous Town Planner of Exeter and is now working for the Southern New Hampshire Conservation Planning Commission. He noted it was discussed how to take a two dimensional plan and turn it into a three dimensional plan. He said you can do that by adding color. Mark Easements, grading, property boundaries, and entire development,

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outline the older development. He conveyed it is a simple process, however aids to reading the Plans. He has discussed this with Ms. Dionne about what was learned, and they will be implementing it with future plans. Ms. Swank inquired if Mrs. Dionne can scan the colors chosen for future plans and have them on the website.

#### **VII. Conservation Coordinator and Chair Update**

Ms. Dionne conveyed she met with the Budget Committee and it went smoothly. Mr. Diener stated they did make some changes to the budget. Ms. Dionne commented on the grant they received last summer for the internship position.

Ms. Dionne met with Tracey with the Rockingham County Conservation District regarding a list of ARM Fund potential projects. Ms. Dionne was able to download GIS layers, conservation lands and wetlands areas and Tracey is generating some maps of areas of interest. Ms. Dionne plans on meeting with her in the coming weeks.

Ms. Renaud discussed 299 Exeter Rd. proposed new hotel project has been postponed for the January Planning Board Meeting. The agreed up on mitigation was 4 acres of a 6 acre parcel where the other two acres were compensation for the release of the Conservation Easement. Ms. Renaud said we need to have another discussion to renegotiate the mitigation for this project. Ms. Dionne confirmed she will be inviting them to meet with the Commission again prior to the project moving forward.

Ms. Renaud reminded the Commission that her term is half way through. Ms. Renaud said this year the reality is that she and Mr. Diener have been co-chairing this term together. Ms. Renaud recommended that one of the Chairman or Vice Chairman positions be filled by a previous Chairman to help guide the other Chairperson. She noted how helpful it was to have Mr. Diener guide her through the processes, as well Mr. Tilton, and perhaps next year they have co-chairs. Ms. Renaud expressed it makes the Commission stronger.

Ms. Renaud reflected that based on a normal schedule meeting, December's site walk would be scheduled for December 24<sup>th</sup> with the meeting on December 27<sup>th</sup>. Ms. Dionne suggested possibly moving it a week earlier. Mr. Diener inquired if it would be an issue for applications or application deadlines. Ms. Dionne will discuss with members and update them when a decision is made.

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**VIII. Non-Public Session – RSA – 91-A:3, II d**

**MOTION:** Mr. Diener moved to enter a non-public session at 8:14 p.m.

**SECONDED:** Ms. Shaw

**ROLL CALL TO ENTER NONPUBLIC SESSION:**

Ms. Raymond:	Yes
Mr. Vinther:	Yes
Mr. Diener:	Yes
Ms. Renaud:	Yes
Ms. Shaw:	Yes
Ms. Swank:	Yes

**FAVOR:** 6 in favor, 0 opposed

**MOTION PASSED**

**MOTION:** Ms. Swank moved to leave the non-public session and return to the public session at 8:40 p.m.

**SECONDED:** Mr. Vinther

**FAVOR:** 6 in favor, 0 opposed

**MOTION PASSED**

**IX. Adjourn**

**MOTION:** Ms. Shaw made the motion to adjourn at 8:40 p.m.

**SECONDED:** Ms. Swank

**FAVOR:** 6 in favor, 0 opposed

**MOTION PASSED**

The next Conservation Commission Meeting is scheduled for January 24, 2017.

Respectfully Submitted,  
Cheryl Hildreth, Recorder