



## CONSERVATION COMMISSION

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**Thursday, December 10, 2015**

**7:30pm @ Community Development Department**

**Conservation Commission Draft Minutes**

### Attendance

**Wayne Morris, Chairman, present**  
**James Finn, Vice-Chairman, excused**  
**Pam Skinner, present**  
**Lisa Ferrisi, present**  
**Justin Pare, excused**  
**David Curtow, present (sitting for James Finn)**  
**Jason Rodgers, present (sitting for Justin Pare)**

### Meeting Minutes - Review/Approve

- November 12, 2015

Ms. Skinner made a motion to approve the November 12<sup>th</sup>, 2015 minutes. Ms. Ferrisi seconded. Vote 5-0. Motion carries.

There are no minutes to approve for November 26<sup>th</sup>, 2015 as there was no meeting on that day due to Thanksgiving.

### Discussion:

- Campbell Farm Subcommittee

Betty Dunn, James Finn and Justin Pare interviewed candidates for a tenant for the property at Campbell Farm. There may be a special meeting called for Tuesday to verify the candidate as a tenant.

- Campbell Farm Bylaws

The Board would like to add a warrant article in regards to the property. The Committee would like these by-laws added to the Warrant and Budget for 2016.

- Master Plan Recreation and Open Space Chapter

Chairman Morris would like to table this discussion until more information is acquired.

- 2016 Town Meeting Zoning Amendments

There have been edits made to the Vernal Pool language. Rick van der Pool was able to add his recommended edits to the language in this chapter. Mr. van der Pool did question if certain criteria would be grandfathered in on properties that have already been approved in town.

- Potential London Bridge Road Land Sale/Moeckel Pond Restoration

This has not yet been heard by the Board of Selectmen so it may need to be tabled at this time. There is 300 ft. frontage on the pond and the property goes back 800 ft.

**Planning Board Applications Technical Review Committee (TRC) – December 8<sup>th</sup> & Planning Board January 6<sup>th</sup>**

- Case#2015-34/Preliminary Major Site Plan/Simpson's Crossing/55+/36 Marblehead Rd (25-G30, 40): 37 Single-family detached housing units and new roads proposed. WWPDP Special permit required for disturbance for installation of roads, parking, and drainage features.

Joe Maynard from Benchmark Engineering represented the property owners. Chairman Morris is an abutter to the property. However, since there is no vice-chair present and there is no secretary, he will sit to hear the case but will not comment. The property is about 33 acres in size. The proposal would have 18% impervious surface coverage. Drainage will meet drain regulatory requirements. Water will go to a closed drainage system. Three dredge and fill permits have been filed for this project. A pipe will be replaced to make the drainage more secure. The road will be between 22 to 24 feet in width. 10% bonus may be given with the handicapped units that are also proposed. They would be between 36-37% The Dredge and Fill applications will be filed this month. Each unit will have its own well and own septic system. Four foot culverts will be put in and the bottom foot will be covered. Vernal pools were not found on the properties in the spring. The soil testing was also done in the spring.

Comments to the Planning Board: The Board is interested in doing a site walk and they hope to coordinate this with the Planning Board. Narrower road width was also requested by the Conservation Commission.

Norm Young, 1 Jordan Road, asked what they had to propose the storm drainage run-offs from. Mr. Maynard responded that they plan the drainage for a 100 year storm.

- Case#2015-32/Minor Site Plan/26 Haverhill Road (11-A-315): Change of use and new driveway proposed to connect with 22 Haverhill
- Case#2015-33/Minor Site Plan/22 Haverhill Road (11-A-317): New driveway proposed to connect with 26 Haverhill

Joe Maynard from Benchmark engineering represented the property owners. The property owners would like to update the site plan and the usage of the property. They would like to update the uses on this property. All the uses are allowed on the existing property. The Board has no issues with this at this time. The Board agreed that it does make sense to merge the two driveways.

## **Planning Board Applications – December 16<sup>th</sup>**

- Case#2015-31/Minor Site Plan/2 Rockingham Road/Labrador Enterprises

Mr. Jason Rodgers recused himself from the case at 8:00pm.

Denis Rodgers presented the case. Mr. Rodgers is trying to add about 100 sq. ft. of parking area to the property. Mr. Rodgers would like to separate the parking from the driving area. Mr. Jim Gove did the wetlands study and found that there was a time when it used to be wet, but now it is dry. The area has not developed into a wetland. There are catch basins on the property coming in from Route 28. The Board has no issues or concerns with the proposal at this time.

Mr. Jason Rodgers sat once again at 8:09pm.

- Case#2015-26/Bella Vista/Major Preliminary Site Plan/Major Watershed/WWPD Special Permit

There is no individual to present this case at this time. Ms. Ferrisi did attend the site walk on this property. Chairman Morris did not make the site walk but was able to look at the property. The abutter's plans were also forwarded to the Board. There is not a full set of plans available for the Board. The drainage area is a fine channel alongside the road. There is a question if there is a WWPD around that. Section 601.4.7 protects any river or stream. There is also the issue of a scoured channel; the WWPD is not interrupted by a culvert; that stream channel should have a WWPD on it. Section 601.2 was also cited for determining the development of a stream.

There is a discrepancy that exists between the plans provided by the abutter and the plan submitted by the applicant.

The recommendation from the Board to the Planning Board would be to hire an independent wetlands scientist to do an independent analysis of the property. The buffer would be 100 ft. if it is running water.

## **ZBA Cases – December 22<sup>nd</sup>**

ZBA Case # 45-2015, 38 Woodvue Road, Residence A, Cobbetts Pond & Canobie Lake Watershed Protection District, expand existing structure (second floor) and a garage.

Joe Maynard from Benchmark Engineering represented the client. The client currently resides in China. The garage that would be added would be 14 by 24 feet. The pavement on the side would be removed. The swimming pool would be filled in and that is closer to the lake at this time. 26.8% is the current impervious surface. 29.9% is the proposed to impervious surface. A proposed deck will still be outside the 50 feet in proximity to the lake. A gravel path will come up to the deck. The Board has no issues with the plan at this time.

**DES Correspondence Misc Items**

Dredge and Fill Application for Platinum Protection Services on the corner of Harris Road.

Ms. Skinner made a motion to adjourn at 8:27pm. Ms. Ferrisi seconded. Vote 5-0. Motion passes.

Next Meeting: January 14, 2016