

**Hanover Conservation Commission
Minutes of Site Visit**

July 11, 2011

Applicant: Bruce Williamson and Wendy Sleeper
33 Partridge Road

Conservation Commission members present: Ed Chamberlain (recorder), Judith Reeve and Ruth Bleyler

- 1) We met on site with Bruce Williamson, the builder and proposed owner.
- 2) The site is at the easterly end of Partridge Road in Etna. Traveling easterly, the proposed entrance to the property is off the last driveway on the southerly side of the road, just before it pitches sharply down to reach the Hanover Center Road.
- 3) Entrance from directly off of Partridge Road is not acceptable because that section of the road is just one car wide and slopes steeply.
- 4) The lot is thick with, trees, shrubs and grass, which makes it difficult to observe features. We walked just a short distance into the property, far enough to cross the wetland where the proposed driveway is to cross.
- 5) The applicants plans are quite detailed, the wetlands defined by a licensed specialist.
- 6) Wetlands so dominate the property that there is little room to locate the house and its septic system out of Hanover's required setbacks.
- 7) The applicant has located the septic field astride the only patch outside of Hanover's 125-ft wetland setback. No other place appears to have a lesser impact.
- 8) The only question that appears to be of concern to the Conservation Commission is the location of the driveway entrance. The applicant proposes to make his driveway entrance a short distance in along an existing driveway servicing 4 other properties. The common driveway appears to be grandfathered from existing Town regulations allowing just 3 driveways off of a common driveway. The applicant's proposed driveway passes over a narrow section of a wetland, and thus has some direct wetland impacts. The only other possible location of the driveway would start at a point much further along the common driveway. From that point it would circle around the end of the largest wetland passing through the wetland buffers between two wetlands. The second of potential routes would be much longer than the first, which is the applicant's choice. The applicant will make his argument for using the shorter route at our regular meeting on Wednesday, July 13, 2011.
- 9) The applicant's application appears to be in order, with wetlands, wetland setbacks, house, well and septic system, and silt fence locations and details shown. I did ask Bruce to include a construction sequence statement and show locations of places for any significant fill or temporary storage of excavated material. We normally request the last two details, but I do not find a specific requirement for these details in our regulations or ordinances.