

**Hanover Conservation Commission  
Site Visit  
Minutes, April 8, 2013**

**Members present:** Ruth Bleyler, Edwin Chamberlain (chair), James Kennedy

**Staff present:** Vicki Smith

**Others:** Russ Rohloff, Celina Barton, Katie Sutherland, Alan Saucier

**Wetland special exception application for Smith at 43 Occom Ridge Road**

Saucier was recused, as he is a consultant for the applicant.

The Commission was concerned about the proximity of the proposed drainage and foundation to the top of the bank. As planned the foundation is as close as 8 feet to the top of the bank. The bank steeply slopes to the Connecticut River. The slope is stable and duff covered with no visible channels or rills. There are mature pine trees on the slope and evidence of cutting some years ago.

The Commission thought that all impacts to the 25 foot buffer could be avoided and a greater no disturb setback from the top of the bank could be accomplished.

The consultants noted that a geotechnical report has been done and recommends helical footings for the house. Ed responded that those footings would anchor the house in the event that the slope started to erode and might be suggested in anticipation of the slope eroding. He asserted that frost action is causing slow slumping of the bank each year and that setting the development back from the top of bank was prudent for the long term stability of the house and bank.

The consultants stated that the improvements could not be located behind the 25 foot buffer from the top of the bank. One of the reasons was because there were originally two lots that were joined together, both with deed restrictions against tree cutting without the permission to do so. The Commission noted that permission for tree cutting had not been requested of the College President as specified in the deed. The proposal locates improvements in the cleared area and situates it considering the rising topography and the mature trees. The proposal locates the stormwater management features in the low area leading to the ravine. The house and drive are situated off this steeply sloped area. The geothermal wells are placed in a location which the Commission noted could be further to the east with no additional clearing and thereby making room for the house to be situated further away from the top of the bank. The consultants noted that the owner is less interested in pushing the house back from the bank and that the design was developed without the expectation that the top of the bank would be so high up the slope.

The Commission asked the consultants to look at alternative development scenarios in order to show that the amount of impact in the 25 foot buffer could not be avoided and was minimized.

The Commission will meet to consider the proposed or a revised plan on Wednesday at 5 PM.

Respectfully submitted,

Vicki Smith, Scribe