

**Hanover Conservation Commission
Town Hall, 41 South Main Street
June 19, 2013 at 5:00 PM**

Members present: Michael Mayor, Acting Chair, Jim Kennedy, minutes taker, John Trummel, Alan Saucier, Peter Christie, Selectmen's Representative.

Staff: Vicki Smith

1. Approval of Minutes:

1/9/2013 - approved

2/13/2013 - approved with name correction

3/13/2013 - approved

4/8/2013 - Site Visit minutes approved (AS abstains)

4/10/13 - tabled for next full quorum at request of Jim Kennedy

5/6/13 - approved

2. Smith/43 Occom Ridge Special Exception Application

Lorna Smith, applicant, introduced herself and said she is trying to do what is best for the Town, and wishes to become a responsible member of the community.

Katie Sutherland, Architect, described efforts to reduce energy consumption by orienting the house for solar gain, reducing the building envelope, and by using geothermal wells. The shed has been moved back from the top of bank, and the garage has been shifted. The full basement portion of the residence has been redesigned to reduce some impacts in the wetland buffer. The floor elevation has been raised 2 feet.

Alan Saucier, Landscape Architect for the applicant, described how the house has been moved back from the bank to reduce impacts. He presented three alternate site scenarios and cost implications.

Russ Rohloff, P.E. presented the new application, including a geotechnical report by Willis Consulting Engineers, dated June 7, 2013. Mr. Rohloff noted that temporary and permanent impacts have been reduced to 410 sq ft in the 25-foot buffer, and 8,305 sq ft in the 25- to 75-foot buffer. The proposed house has been moved so that the nearest permanent impact is now 20 feet from the top of bank. All construction access would be prohibited within 15 feet of the top of bank. The stormwater collection and treatment system has been designed to commercial standards. Mr. Rohloff reviewed the special exception criteria, and how the current application addresses the provisions of avoidance, minimization, and natural functions and values.

Peter Christie commended the current application.

Jim Kennedy asked why the house could not be rotated or moved an additional 5 feet to conform to the 25-foot buffer. Ms. Sutherland said that the house is already rotated 15 degrees from true south, and that further rotation could affect solar gain. Mr. Saucier presented a sketch showing a 5-foot shift eastward from the top of bank, and presented a preliminary cost estimate of \$100,000

for this change. Mr. Kennedy questioned the magnitude of this amount, and whether cost implications are a significant factor in assessing the least impacting practicable alternative.

Michael Mayor asked about the geothermal wells and potential groundwater contamination. Mr. Rohloff assured the commission that the proposed system is a closed loop and would not affect groundwater.

The commission felt that the applicant had responded in a positive manner to previous concerns, but that the current proposal still impacted the 25-foot buffer, which was purposely inserted in the Zoning Ordinance to protect the area closest to the wetland or water body. The commission agreed that the discussion of alternatives would need more clarification prior to submitting them to the ZBA.

Michael Mayor made a motion to support the project concept in general, but to keep any permanent impacts out of the 25-foot buffer. Vicki Smith to write a letter to the ZBA. Seconded by John Trummel. Motion passed on a 3-0 vote of members present (Alan Saucier recused). The following is the text of the letter:

TO: Judith Brotman and the Hanover Zoning Board of Adjustment
FROM: Hanover Conservation Commission
RE: Benjamin and Lorna Smith Wetlands Special Exception
DATE: 19 June 2013

The Conservation Commission visited the Smith property at 43 Occom Ridge Road on April 8th and discussed the single-family residential project at their meetings on April 10th and June 19th.

The Commission supports the design concept of the Smith project and notes that the applicants have been responsive to the Commission's concerns about impacts in the first 25 feet of the water resource buffer as evidenced by the revised submission.

The Commission notes that in the revised submission there are still proposed permanent impacts in the first 25 feet of the water resource buffer. The Commission would like the Zoning Board to request that the applicant present an explicit explanation regarding why a plan with no impacts to the first 25 feet of the water resource buffer is not practicable.

The Commission agrees with the applicant that it is not practicable to avoid impacts to the 25' to 75' water resource buffer and commends the applicant for an impressive plan for managing stormwater.

The Commission recommends that all improvements be located beyond the first 25' of water resource buffer.

3. Mobility Hub

Vicki Smith presented the request from Engineering Ventures for comments on natural features associated with the proposed hub on East Wheelock Street at the Hopkins Center. The commission had no concerns or comments.

4. Resource Stewardship

South Esker: Vicki Smith reported on the Open Space Committee meeting with Town staff and neighbors on June 6. The meeting summary was mailed to the commission. No action is required at present. The police department will be continuing speed control and monitoring, and will coordinate a sign program with Public Works. Jim Kennedy and Judy Reeve will draw up some sketches for design of parking areas.

Pleasant Street: Vicki Smith will negotiate a contract for tree clearing, limited to the \$1,058 in FY 23013 budgeted funds, along with the \$342 already paid to Ron Bailey. Motion to approve by Alan Saucier. Seconded by Michael Mayor. Motion Passed on 4-0 vote.

Dana Pasture: Peter Christie reported that nothing has changed, and that the matter is still in the probate court. The judge will be ruling on the abutter's petition for standing in the matter. Peter Shumway was in the audience, and made no comment.

4. Administrative Business

Minutes: Vicki Smith reminded the commission that minutes of all meetings must be published within 5 days of the meeting or site visit, in accordance with the NH Right to Know Laws. Copies of RSA 91-A were mailed to the commission.

By-Laws: Vicki Smith presented the existing by-laws and proposed revisions. Jim Kennedy and Michael Mayor volunteered for a subcommittee on by-laws.

Next Meeting: July 3. Ruth Blyler will be the minutes taker.

5. Committee Reports:

Biodiversity - Alan Saucier reported that the recent effort has been on garlic mustard control.

Open Space - the South Esker meeting was reported above.

Trails - no report due to Doug McIlroy absence.

6. Other Business

NH Coverts (Volunteers Working for Wildlife) - applications are being accepted for the 2013 workshop. Michael Mayor, Nancy Collier, and Jim Kennedy are Coverts Cooperators, and recommend the program to all those interested in understanding wildlife and habitats.

Ruddsboro Road Culvert - Site Visit July 8 at 4 PM

Elm/Wolfeboro Roads - Site Visit with Perkins and Rabinowitz, July 24, 3 PM.

7. Adjournment

Meeting adjourned at 6:45 pm.

Respectfully submitted,
Jim Kennedy, Minutes Taker