

**Hanover Conservation Commission  
Report of Site Visit**

**Elm Road Trail**

February 9, 2015, 9 am

**Present:** Vicki Smith, Jim Kennedy, Ed Chamberlain, Peter Perkins (Applicant)

Members of the Commission met to view the Application for a Wetlands Special Exception at 11 & 14 Elm Road. The weather was cloudy and snowing, and there was a foot of snow on the ground. The lines of the wetlands were not evident because of snow and ice, and there were no survey flags visible.

The Applicant is proposing a new vehicular turnaround at the proposed end of Elm Road south of the Applicant's property, a 40-foot wide trail easement over part of the existing Perkins driveway and horse pasture, and continuation of the easement to Wolfeboro Road over a newly repaired bridge. The Applicant is also seeking a Special Exception to bring existing improvements - a septic system, residence, sheds, and an agricultural bridge - into compliance with the Zoning Ordinance. Total impacts are: 1,779 square feet of direct impacts to wetlands; 5,627 sq ft of impacts in the 25-foot Wetlands Buffer; 662 sq ft in the 75-foot buffer; and 2,881 in the 125-foot septic buffer.

The Applicant has appeared before the Commission multiple times in the past two years, proposing various different alternatives for relocating and/or abandoning Elm Road and the recreational access it has provided the Town. The current proposal represents a compromise solution which has been endorsed by the full Commission at its meeting on December 10, 2014. The following comments address the Special Exception Application requirements:

**702.7.A (1) Avoidance:** The proposed alternative avoids impacts to wetlands and buffers as much as possible, given the constraints of public use and private rights discussed over a period of years. Direct wetlands impacts have been avoided where possible.

**702.7.A (2) Minimization:** The proposed activities appear to be the least impacting practicable alternative to minimize impacts to wetlands and buffers.

**702.7.C (3) Functions and Values:** Pathways Consulting has submitted an assessment in summary form. This assessment briefly describes the existing conditions and potential impacts to each listed function, and generally appears to be acceptable. There may be a need for additional discussion of aquatic and shoreline functions when the Applicant submits information for the NHDES stream crossing application (see below).

**702.7.C (4) Water Quality:** Although there are lawns and vegetation around the existing development which may function to protect water quality, there are also several horse paddocks and pastures which drain into the stream.

- **Recommendation:** The Applicant should be required to maintain a dense vegetative filter strip in the 25-foot buffer along the stream.

**702.7.C (5), (6) Water Quantity/Erosion Control:** The proposed turnaround will create additional stormwater runoff. There appears to be an existing drainage swale entering the wetland from the Rabinovitz driveway.

- **Recommendation:** Since the work will be done by the Town, the Hanover DPW should ensure that drainage is conveyed adequately, and that best management practices be used to control erosion and prevent sedimentation.

The reconstruction of the two bridges will require a permit from NHDES. These appear to be a Tier 2 stream crossings, and the Applicant will have to comply with all of the NHDES rules for these crossings.

- **Recommendation:** The Conservation Commission will reserve comment on the bridges until the state review process is undertaken. Although the bridges appear to have minimal impact, we would like to see the NHDES application, and observe the stream under bare ground conditions.

The Elm Road relocation around the septic system will involve moving an existing electric fence to allow a pedestrian trail along the new road alignment. The committee members wanted to be sure that a trail can be developed in the new road right of way without impacts to the wetland.

Site visit adjourned at 9:45 am

Respectfully submitted,  
Jim Kennedy, Scribe