

Approved: May 5, 2015

NEW CASTLE CONSERVATION COMMISSION
April 7, 2015, 4:00 PM

Members Present: Lynn McCarthy, Darcy Horgan, Jim Rini, Nancy Gulley, Brian Mack, Bill Marshall, Rebecca Audet

Members Not Present: Chair Bill Stewart, Beth Hume, Curt Gillespie, Sharon Houston

Others Present: Steve Ricker, Terrence Parker, Ben Auger, Brendan McNamara

Vice Chair McCarthy called the meeting of the New Castle Conservation Commission to order at 4:04 pm.

Approve March Minutes:

Minor editorial changes were suggested to the March 2015 New Castle Conservation Commission minutes.

Nancy Gulley MOVED to approve the amended minutes; this was SECONDED by Brian Mack and APPROVED unanimously.

NHDES Wetland Permit Amendment Request

Tax Map 2 Lot 4, 95 Marina Heights, New Castle, NH. Request to permit 305 sf. of permanent impact within 100' tidal buffer zone for landscaping improvements.

Jim Riker of Ambit Engineering distributed plans for the permit amendment request. He noted that the house has been built and currently the inside is undergoing construction. Mr. Ricker noted that there is an area on the western side of the home where soil has been disturbed from the construction and the owners would like to install pervious pavers for a patio and walkway for access from the front of the home to the rear of the home to the water. Mr. Riker said there is also a four foot square planter included in the plan and the total impact area is 305 square feet (301 square feet of pervious pavers and 4 square feet of concrete planter). He said they submitted the plan to DES on March 20th and copied the Conservation Commission. Mr. Riker said also included were the specifications for the pavers (Unilock). He noted that the paver is designed to be pervious with an intention to create the sub-base underneath to allow for the percolation of water. Mr. Riker said there are steep slopes on both sides of the property and the pervious pavers will hold the soil in place and reduce erosion issues. He reported that the pavers will have a base of 18-24 inches of crushed stone with a sand base above that where the pavers will sit so the rain and water will infiltrate through the pavers. Mr. Riker noted that the pavers are a manufactured concrete aggregate and that the area will be prepped for the base, but there is no intention to raise or lower the grade.

Darcy Horgan asked what change is being made from the original plan.

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Mr. Riker responded that there was nothing specific stated for the area in the original plan.

Brian Mack asked how far the area is from the edge of the resource.

Mr. Riker responded that it is at the 50 foot marker.

Vice-Chair McCarthy asked if they are looking for a recommendation from the Conservation Commission.

Mr. Riker said he is looking for a letter stating the Commission's support if the members support the amendment plan.

Tax Map 2 Lot 4, 95 Marina Heights, New Castle, NH

Request to permit 305 sf. of permanent impact within 100' tidal buffer zone for landscaping improvements

Nancy Gulley MOVED to recommend approval of the NH DES Wetland Permit amendment for Tax Map 2, lot 41 at 95 Marina Heights on the plans dated April 2014; this was SECONDED by Jim Rini and APPROVED unanimously.

Work Session \ Applications:

- **Work session on Property of John Cottom**

110 Beach Hill Rd, Tax Map 10, Lot 26

Steve Riker began the presentation for the work session on 110 Beach Hill Road, Tax Map 10, Lot 26. He said that the project is a tear down and rebuild of an existing single family residential structure. Mr. Riker said the rebuild will utilize the existing footprint to a great extent and that the project will be located within the 250' Protected Shoreland and the 100' New Castle Wetland Buffer.

Mr. Riker distributed plans for the project. He noted that a portion of the structure is within the 50 foot wetland buffer and the proposal is to remove the existing structure and build a new structure. Mr. Riker said the plan shows the existing structure shaded in green and the proposed structure is the dark black line on the plan. He said they have performed the impervious calculations for the area within the 50 foot buffer and the area with the 250 foot protected shoreland and for the entire lot. Mr. Riker noted there is a reduction in each of the areas. He said the existing septic system is located to the north of the existing structure and just to the south of the wetland (approximately 25 feet) and it is planned to abandon that septic system and they are proposing a septic system to be built outside the buffer. Mr. Riker said there will be a portion of the proposed house built within the 50 foot buffer; but they plan to remove some from the 50 foot buffer. He noted there is some landscaping and grading involved and that information will be presented by Terrence Parker.

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Brian Mack inquired what type of septic system is being proposed.

Mr. Riker said it will be a tertiary treatment system (aeration with a smaller leach field).

Vice-Chair McCarthy asked if any large trees will be removed.

Mr. Riker said no large trees will be removed. He noted that the access to the property and the driveway will be similar. Mr. Riker said the driveway will be impervious.

Rebecca Audet asked if there will be a reduction in the amount of impervious surface.

Mr. Riker said the amount of impervious surface will go from 985 to 878 square feet.

Brendan McNamara said the amount of impervious surface on the current site is 7000 square feet and they are proposing to reduce it to the mid-5000 square feet and is concentrated to one area of the lot.

Ms. Horgan said that the New Castle regulations require the septic system to have a 75 foot setback.

Mr. Riker said they would check on that issue.

Ms. Horgan encouraged the team to redesign the placement of the septic system to be 75 feet from the resource.

Brendan McNamara noted that there will be a full drip edge around the house and that the proposed location for the septic system is near the area where the pool is currently located (the pool will be removed).

Terrence Parker (of Terra Firma Landscaping) distributed photographs of the vegetation located along the perimeter of the property. He noted that the building is being reduced in size and is being moved away from the wetland. Mr. Parker said on the north side of the property there are large trees with invasive plant materials that will need to be removed. He said they designed a storm water infiltration area that requires the grading be reduced, but will allow the three large oak trees to be saved. Mr. Parker said they would also like to do some stabilization planting along the north side of the property between the top of the slope and the bottom of the slope where the wetland is located. He displayed the proposed landscape plan which showed the vegetation line that will be planted with slope stabilization plantings. Mr. Parker stated that the walkway will contain steps to lessen required grading. He noted that the walkway and landing will be constructed of porous materials where it is within the wetland setback. Mr. Parker said since they will be planting the steeply sloped areas with native plantings there will be no mowing where there are intense slopes. He said the overflow parking area will have a porous grassy paver system so there will be no soil compaction at the site. He noted that in the shadow of the roof's edge they propose to install crushed stone that will allow the

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water to infiltrate into the soil around the house and help to prevent erosion. Mr. Parker said the stone will surround the house completely. He told the members that the terrace is planned to be 360 square feet and is proposed to be made of a non-permeable surface such as; bluestone, limestone or brick (the material has not been decided).

Ms. Horgan asked if all of the proposed work will take place within the 100 foot setback.

Brendan McNamara said it is within the 100 foot buffer from the wetland (not from the ocean).

Mr. Parker noted that most of the property is within the 100 foot buffer, 100% of the building is within the 100 foot buffer and most of the pavement is within the 100 foot buffer. He explained that fill was used to install the pool which created steep slopes. Mr. Parker said the proposed location for the new septic system is in the area of where the pool is currently located. He said that those steep slopes will be planted with vegetation.

Vice-Chair McCarthy asked if they will be changing the grades in that area.

Mr. Parker said they will fill in the area where the pool is located, remove the lawn and invasive species and heavily plant the slopes with vegetation; but they do not plan to change the grade to any great extent.

Mr. McNamara displayed the preliminary designs of the house; noting that it is substantially smaller than the current home. He said it is planned to be a 26 foot wide gable for a family of four. Mr. McNamara said they tried to work within New Castle's regulations but they are a little over the size requirement but the house is still 2000 square feet smaller than the existing house. He said the proposed house will be a similar height as the existing house.

Vice-Chair McCarthy asked if the current foundation will be used for the proposed house.

Mr. McNamara said they do not plan to use the existing foundation. He noted that they are attempting to have the house be an energy smart house; so the existing foundation cannot be used (there will be insulation that goes under the new foundation).

Jim Rini asked what type of insulation will be used under the slab.

Mr. McNamara said it will be rigid insulation and will also help with condensation and work as a vapor barrier.

Vice-Chair McCarthy asked if the owners would consider having the driveway made of a pervious material.

Mr. McNamara said they would consider that or have the border and apron of the driveway could be constructed of pervious material.

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Bill Marshall asked if there is a requirement for a house that is being torn down to be rebuilt outside the 50 foot buffer.

Don Graves (building inspector for New Castle) said since the existing structure is non-conforming; if the proposed structure is less non-conforming a portion of it can be built within the 50 foot buffer.

Mr. McNamara said they looked at the list of non-conforming issues with the current structure and property and tried to reduce them. He said in that attempt they are concentrating the footprint on the property.

Vice-Chair McCarthy asked what steps will be taken during construction to mitigate runoff and disturbance.

Mr. Riker said there will be a full storm water plan during the process that they will present to the Commission at the next meeting.

Rebecca Audet asked when they plan to begin construction.

Mr. Auger said they realize there are many boards to garner approval from, but would like to begin construction as soon as possible and hope to be able to present a formal plan at the next Conservation Commission meeting.

The members expressed an interest in holding a site walk at the property. A site walk was scheduled for 4 pm on Thursday April 9th.

Ms. Horgan cautioned Mr. Riker to be aware of the scheduled board meeting dates and their requirements for submitting plans.

Mr. Riker thanked Ms. Horgan and noted that he was aware that there is a small window of time between the Conservation Committee meeting and the requirements of the Planning Board for submitting application and plans.

Ms. Horgan stated that the next Planning Board meeting is the on May 27th and they would require the plans to be submitted three weeks prior to that (May 6th) which is only one day after the next meeting of the Conservation Commission.

The members, Mr. Graves and Mr. McNamara discussed if the project will need to go before the Zoning Board of Adjustment.

Mr. McNamara said that the proposed building is larger than the allowable building area in New Castle.

Mr. Graves said there is a provision (article 3.3.1) that states if the proposed structure is more conforming than the current structure there are provisions that may make it so it

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does not need to go before the ZBA. The team was encouraged to meet with Mr. Graves to discuss if they will or will not need to go before the ZBA.

Vice-Chair McCarthy asked Mr. Riker to also submit the application electronically and to delineate the 50, 75 and 100 foot setbacks in color if possible.

- Cutting of trees on Town land opposite Ocean Road between the UNH lab area and the Town parking area.

The members discussed the proposed cutting on Town land and expressed their feeling that it will be an improvement.

Jim Rini MOVED to approve the cutting of all underbrush and scrub in the plot of land between the UNH laboratory area and the Town parking area and the limbing and pruning of flowering trees in the region from Ocean Road to the Coast Guard access road. The cutting will be funded by resident, Chris Peterson; this was SECONDED by Rebecca Audet and APPROVED unanimously.

Old Business

- Final review of Town of New Castle fertilizing brochure.

Vice-Chair McCarthy distributed the brochure regarding fertilizer to the members for them to review and comment on at next month's meeting.

- Tracy Degnan to discuss the projected timeline for the IPM grant and other outreach and/or match that may correspond with this grant program.

Tracy Degnan summarized for the members that the Integrated Pest Management (IPM) grant is for the amount of \$4995 and that the Conservation Commission needs to vote to accept the funds and enter into grant with the Department of Agriculture. She said the Chair (or Vice-Chair) can sign the agreement and have it notarized. Ms. Degnan reminded the members that the Integrated Pest Management (IPM) funds will be used for the solarization of phragmites on Lavenger Creek. She also noted that the matching portion of the grant will come partially from her time, from the printing of the brochure, from meeting time and volunteer time by the land owners. Ms. Degnan said she would like to target a large patch of phragmites that are located on the eastern side of Creek by Wentworth Road, but will need the land owner's permission.

Nancy Gulley MOVED to accept the IPM grant of \$4995 as presented at the March 2015 meeting of the New Castle Conservation Commission for work to be performed on Lavenger Creek; this was SECONDED by Jim Rini and APPROVED unanimously.

- Islander article / Island Items – Lavenger Creek restoration

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Vice-Chair McCarthy reported that she wrote and submitted an article for The Islander regarding fertilizers.

- Proposed Green Waste rules

Jim Rini distributed the proposed rules for Green Waste Days. He noted that inappropriate items have been brought to the days making it difficult for the volunteers to deal with. Mr. Rini said the proposed rules are an effort to make the days manageable for those doing the work. The rules include: (1) *All material must be in bundles, bags or bins; if material is in a trailer or pickup bed it must be on a tarp for easy removal*, (2) *Stumps will be accepted if dirt has been removed and the stem is less than six inches in diameter*; (3) *if waste is transported to Green Waste Days in black bags, the bags need to be removed and returned to the resident (no plastic bags will be accepted at Green Waste Days)*.

The members agreed that the rules were appropriate and Mr. Rini said they will be published on the Green Waste Day announcements.

New Business

- Spring education and outreach initiatives

This item was not discussed at this meeting.

Announcements

Jim Rini MOVED to adjourn the April 7, 2015 meeting of the New Castle Conservation Commission at 5:29 pm; this was SECONDED by Lynn McCarthy and APPROVED unanimously.

Respectfully submitted by,

Sue Lucius, Secretary to the New Castle Conservation Commission