

Approved: September 1, 2015

New Castle Conservation Commission Meeting Minutes June 2, 2015

Members Present: Bill Stewart (Chair), Lynn McCarthy (Vice Chair), Nancy Gulley, Brian Mack, Jim Rini, Bill Marshall, Rebecca Audet, Beth Hume, Darcy Horgan (Planning Board Liaison)

Members Not Present: Sharon Houston

Call meeting to order:

Chair Stewart called the June 2, 2015 meeting of the New Castle Conservation Commission to order at 4:08 pm.

Approve May, 2015 minutes:

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

Work Session/Applications

Review and Recommendation:

110 Beach Hill Rd., John Cottom

In attendance for homeowner: Terence P., Landscape Architect; Ben Auger, Builder; Brendan McNamara, Architect; John Chagnon, Ambit Engineering

Reviewed plans received 5/6/15

The members discussed the reduction of the footprint within the 50-foot setback of the "class B" wetland and replacing the septic system with an advanced treatment system 75 feet from the wetland. Bill Stewart asked about Town Ordinance specifying soil testing if within 75, 100 or 125 feet from the wetland.

Mr. Chagnon noted that the results of the percolation test found a six minute per inch percolation rate and found the soil to be gravelly, fine and sandy loam.

Brian Mack noted that if there is sandy soil there is a stipulation for a 125-foot setback.

Mr. Chagnon said that the State regulations are 75 feet to surface waters and greater than a two-minute percolation rate at 125 feet.

It was noted that the septic system design was submitted to Don Graves and the State and both approved the plans. It was further noted that the advanced treatment system is an upgrade to the treatment as well as to the setback.

Mr. Chagnon pointed out that amount of impervious surfaces is reduced from 19.8 to 19.4 and the size of the house decreases 9.8%.

Bill Stewart referenced Z59 in the Zoning book and asked Mr. Graves to take into consideration the improvement of an existing non-conforming site when approving the plan. He also asked what the impervious surface amount on the lot is and what the total lot coverage is.

Mr. Chagnon said that the water line is being redirected as well as the underground electricity. He also noted that the septic leach field will be 75 square feet.

Brendan McNamara said that the mound with the pool is being shaved off so that there is a consistent grade from the marsh.

Bill Stewart asked if there is an issue with the steep slope ordinance.

Mr. Chagnon said there is not and referred to the septic plan (C2) submitted with the application.

It was noted that invasive plants are being removed and replaced with shrubs (such as Dogwood) which will develop a canopy.

Mr. Stewart asked if there is a change in height.

Brendan McNamara responded that the grade in the back is affected but nowhere else.

The members reviewed the planting plan.

It was noted that native plants will be used to replace invasive species and that the conical Alberta Spruce will be replaced with Beach Plum and Juniper between the existing lawn and the road.

Beth Hume asked about heavy machinery being near the raised area by the marsh. Terence assured her there no heavy machinery would be used.

Terence was also asked if the grassy pavers are pervious.

It was noted that the pavers provide full infiltration because grass grows through it and that the front walks will also be made of porous pavement. It was said that there will be no gutters and that crushed stone will be used for storm water management purposes. The infiltration trench is not intended to carry water but is intended to infiltrate the water to surrounding soils.

Mr. Chagnon closed with a statement about the overall improvement to the site and the surrounding environment. It was noted that an application for a Shoreland Permit has been made and they are requesting a recommendation from the Conservation Commission to the Planning Board.

Lynn McCarthy MOVED to approve the plan set submitted May 5, 2015, proposed construction, Cottom residence, 110 Beach Hill Rd. with the condition that a maintenance plan contract for the septic system be entered into; that the invasive species are removed by hand and no heavy equipment is used

(especially on the steep slope and inside the 50-foot buffer); this was SECONDED by Nancy Gulley and APPROVED unanimously.

Mr. Chagnon noted that Advanced On-site Systems would service the septic every year for the first two years and every two years after that.

Dave McGuckin reported that the property owners have been cleaning up behind the anchor fence at the common. He noted that the dead trees have become an issue and the owners have decided to do them on their own. I

Tracy Degnan asked if they're fixing the fence on the north side toward Beach Hill and if they are cutting the invasive plants.

Mr. McGuckin was not sure, but said they do plan to pick up brush on the ground to allow younger trees to flourish.

Bill Marshall stated that he represents people who would like to see the wild area maintained in the common with food for wildlife.

Mr. McGuckin said that the area is not being made pristine to the point that there is no place for animals.

Review & Recommendations

Cranfield Street – The owner wants to remove cat o' nine tails section on the side of the pond which is 15% of the total growing on shore with a backhoe. This is exempted from requiring a permit due to RSA (man-made and used for storm water).

Lynn McCarthy MOVED to approve the removal of the pocket of Cat o' Nine Tails from Elisabeth Robinson's property at 131 Cranfield Street per the letter dated 5/22/15 and submitted by Jeffrey and Elisabeth Robinson; this was SECONDED by Nancy Gulley and APPROVED unanimously.

Steamboat – this item was not discussed at this time.

Tracey Degnan – PREP Grant to work on increasing the wetland buffers to 100 feet.

Ms. Degnan said they will be updating the wetland study and will draft regulatory rules. The grant allows \$10K for planning purposes to enhance buffers in Class B wetlands, also in and around Lavenger Creek. She noted they will be investigating the possibility of having Lavenger Creek designated as a Prime Wetland. Ms. Degnan said that designation would provide more stringent controls for the State. She said part of the process would be to go through the Town Meeting process so a draft is needed within that time frame. Ms. Degnan said she presented before the Planning Board and the Select Board and reported that both Boards agreed to the study of Class A and B wetlands. She said the point of the project is to understand what wetlands are in New Castle. Ms. Degnan said a wetland scientist will review the wetlands and assess their values and function and then provide a write up. She noted the grant requires a match of both cash and in-kind volunteer hours.

Ms. Degnan suggested providing a PowerPoint presentation to residents in small groups to educate them as to the importance of the wetlands. She said the goal of the grant is to provide stronger regulations for New Castle and to ensure people follow them.

Lynn McCarthy MOVED to approved Ms. Degnan's recommendations and to move forward with the PREP application for funds; this was SECONDED Nancy Gulley and APPROVED unanimously.

Conservation Commission membership:

Bill Stewart will be resigning as Chair and is willing to remain as an alternate or regular member.

Beth Hume MOVED that Lynn McCarthy move from Vice Chair to Chair of the Commission; this was SECONDED by Brian Mack and APPROVED unanimously.

The members were encouraged to think about possible new members.

The June 2015 meeting of the New Castle Conservation Commission adjourned.