

# APPROVED

## NEW CASTLE CONSERVATION COMMISSION MINUTES

**Tuesday, April 5, 2016 -4:00 PM**

**Members Present:** Lynn McCarthy, Chair, Darcy Horgan, Nancy Gulley, Ron Pascale, Brian Mack, Connie White, Bill Marshall, Jim Rini (alternate).

**Absent:** Beth Barnhorst, Rebecca Audet.

**Also present:** Tracy Degnan, Rockingham County Planning Commission, Steve Riker, Agent, Ambit Engineering.

Chair McCarthy opened the meeting at 4:07 PM.

### **1. Minutes of the March 1, 2016 meeting of the Conservation Commission.**

After brief discussion, Chair McCarthy moved to postpone adoption of the minutes from the March 1, 2016 meeting until the next meeting pending review by all members.

### **2. Work Session/Applications.**

#### **a. 33 Walbach Street, Tax Map 18, Lot 72.** **Douglas J. Palardy and Daniel E. Innis**

**“ To reconfigure decking on existing structure, add second story and balcony to garage, improvements and buffer enhancement to treat storm water runoff.”**

**The application is for alteration/disturbance under the Town of New Castle Zoning Ordinance (Adopted 2011) Section 9.2.5 for work within 100' of the Town of New Castle Wetland Buffer.**

Steve Riker, Agent, Ambit Engineering addressed the Commission to provide responses to questions previously posed by the members and submitted revised plans dated March 7, 2016. He also had provided answers via Email (March 29, 2016), and submitted a letter supporting the request for a Conditional Use Permit (April 4, 2016). He noted that John Chagnon of Ambit Engineering was present for last month's meeting. Mr. Riker will be presenting the changes requested and will address the Commissions concerns.

In his letter, Mr. Riker stated that according to Section 9.2.5.2 Conditions the proposal will comply with the listed conditions. (See letter dated April 4, 2016). He stated:

- Square footage of the deck has been reduced and stairs will be added.

- They have also reduced the amount of impervious square footage.
- Total site square footage has been reduced from 3,304 to 3,053.
- Driveway will be porous asphalt, which is expensive. Coverage is 293 square feet.
- All deck boards will be laid with 1/8" gap spacing.
- Buffer plantings lists have been provided. Owners will be hiring landscapers.
- New gutters will be installed on the main house to direct as much roof runoff as possible to the rain garden. He referred to Note 9 on the submitted plans.

Jim Rini expressed concerns about a portion of the back of the house and rain runoff but believes the changes made are an improvement. Mr. Riker explained that the roof run off from the east side should run to a gutter and pipe, which will direct the runoff to the plantings area. The plans also call for a safety wall to be erected on the patio. (Approximately 17" height). Another safety fence will be installed on the northwest side. Mr. Rini still had concerns about the rainwater being concentrated in one area, and asked what else could be done to diffuse the situation. Nancy Gulley stated she believes the applicants have done the best they can. Mr. Riker agreed to check with Mr. Chagnon about these concerns. Ron Pascal suggested they consider a type of gutter with louvers so the water would be disbursed better. Brian Mack also had some issues with the condition under the deck area, and asked that at least 4 inches of gravel be applied to the area.

After further discussion, Mr. Riker requested the Commission to approve the Conditional Use Permit and sign the State Application.

The Chair called for a motion. Jim Rini made the following motion:

***To approve the Application and Plans dated March 7, 2016 for the Palardy and Innis residence at 33 Walbach Street, with the understanding the applicants will look into ways to diffuse the roof run off in the back of the house and to increase the amount of gravel under the deck to 4 inches.***

Connie White seconded, and the Motion carried.

The Commission then signed the NH Dept. of Environmental Services ("DES") document for an expedited application.

### **3. Presentation by Tracy Degnan, Rockingham County Conservation District**

Ms. Degan reported that Theresa from RCCD had sent a copy of Tides to Storms to the Commission which made Julie LaBranch's presentation more concise.

Tracy reported that using the generalized method of measurement of impervious surfaces within a municipality, New Castle's rating is 41 percent. With the more detailed method New Castle's rate is 18 percent.

Tracy is currently tallying the match for PREP. She has a letter and invoices but needs to get volunteer hours. She passed around a form for members of the Planning Board and others to record their volunteer hours.

She stated she received a number of "condolence" emails regarding the defeat of the Lavenger Creek proposal. She suggested the Commission write a letter outlining the progress that has been made regarding protection of resources.

Discussion turned to Tides to Storms funding and ways New Castle can tighten up its ordinances to limit impervious surfaces. Darcy Horgan stated that currently the ordinances do not specifically deal with impervious surfaces. Tracy agreed to have Theresa provide some information and suggestions. Tracy suggested the Commission develop a guideline regarding impacts requiring a conditional use permit in the tidal buffer zones, in order to provide a consistent message for every applicant.

Tracy stated she would provide each member with a copy of the Lavenger report. There was a brief discussion of last night's meeting. Connie White asked how erosion will affect the natural flow and expressed concern about the mouth which is currently filling in and beginning to clog. If nothing is done phragmites will form and spread. Tracy noted the State has jurisdiction over the wetlands, so in order to do anything, New Castle would have to have studies and evaluations done to determine the cause and to proceed with restoration. She suggested the Commission write to the Select Board to request that a culvert be added to the 10 year plan, as well as requesting the plan include raising the causeway.

There was a brief discussion of the Lavenger Creek hearing last evening, which included a statement that the proposal would substantially reduce property values on properties abutting the wetlands. Tracy suggested the Commission come up with a plan to bundle and remove the phragmites, and she will add a plan to treat the regrowth problem. Chair McCarthy thanked Tracy and Darcy for their work on the proposals.

Discussion next centered on how New Castle can protect freshwater and tidal buffers. The State does not regulate storm water buffers. Tracy and Darcy discussed DES and the Shoreland Protection Act jurisdiction issues.

Nancy Gulley raised the issue of the recent tree cuttings in a wetlands area.

Darcy noted the need to educate new homeowners of the regulations regarding tree removal.

There being no further business to come before the Commission, Brian Mack made a Motion to Adjourn. Darcy Horgan seconded and the motion carried.

Meeting adjourned at 5:45 PM.