

**NEW CASTLE CONSERVATION COMMISSION  
MINUTES JANUARY 17,2017 – 5PM**

**Present:** Lynn McCarthy, Chair, Connie White, Vice Chair, Jim Rini, Alternate, Ron Pascale, Beth Barnhorst, Brendan Tanguay, William Marshall, Alternate.

Also present: John Chagnon and Steve Ricker, Ambit Engineering, Steven Baker, Ann Whitney, architect

**1. Approve Minutes.**

Jim Rini made a Motion to Approve the minutes of the November 1, 2017 meeting of the Conservation Commission, as amended. Beth Barnhorst seconded and the motion carried.

Jim Rini made a Motion to Approve the minutes of the December 6, 2017 meeting of the Conservation as amended. Beth Barnhorst seconded, and the Motion carried.

**2. Work Sessions/Applications.**

**a. 51 B Laurel Lane, Tax Map 11, Lot 27**

**Applicant: Steve and Cindy Baker**

**Project: Replacement structure.**

John Chagnon of Ambit Engineering began the presentation referring to his letter detailing changes and revised plans from October 2016. Included in the documents submitted were new landscaping and plantings and new driveway. He stated these were submitted to respond to expressed concerns about the ability of certain plantings to keep the slope intact. He noted the structure is located further away from the resource. Their landscape consultant made reference to how to perform planting to keep them from being washed out. They have kept impervious coverage to 20%, and created a pervious driveway.

Beth Barnhorst and Chair McCarty questioned Mr. Chagnon as to how water gets to the rain garden. He referred to a plan showing gutters, and explained how ledge will be cut back to avoid major runoff.

Vice Chair White complimented the applicant on the reduction in house size and asked about installing an outdoor shower. She expressed concerns about erosion potential and run off. She wanted to see a specific landscape plan for the area designated in pink on the plan. She thought there could be soapy run off from the shower, and offered 2 other systems which should be considered; however Mr. Chagnon responded that because of the amount of ledge, he could not use them.

He stated there is enough of a buffer. Their landscaper talked about soakaway

areas, and a hole where the water would go. Vice Chair White asked about the amount of grass to be planted. Mr. Baker did not plan on planting much grass due to the amount of ledge. Chair McCarthy stated there had already been so many trees removed, and was concerned about how to reduce the runoff. John Chagnon responded that there would be replantings where the former house was, and explained how he has improved the plans.

Ms. Barnhorst pointed out the erosion on the right of way as a cause for concern. Mr. Chagnon stated there may be some appropriate groundcover that could be used. Both Chair McCarthy and Vice Chair White stressed the importance of the types of plantings used and should be able to absorb a lot of water runoff due to the ledge. There was debate about whether Clethera was appropriate for planting.

Ms. Barnhorst debated with Mr. Chagnon regarding the 50' setback and the size of the new structure. Mr. Chagnon stated the new structure is more conforming within the 50' buffer. Ms. Barnhorst believes the standard is 100'. This will be resolved when the applicant goes before the Zoning Board of Adjustment.

Chair McCarthy noted that the landscaper was present and asked for her opinion on design. The landscaper said maybe she could do something with the area of concern. She had already done the plan for the buffer area and explained the plan to the Commission. With a "straw book swale" there is no clear path for the water to go. Over time it breaks down and then nature takes its course. You can add soil to that. Vice Chair White asked her if she should do this by the right of way. Mr. Chagnon and the Vice Chair White discussed the flat area. There needs to be some recreational area and Mr. Baker would like some lawn. There was further discussion with Vice Chair White expressing concerns about lawn and climate change.

Chair McCarthy stated two things could be done: 1. Vote tonight or 2. Wait for new landscape plan.

*Vice Chair White made a Motion To Recommend approval of the plan dated November 29, 2016 with the condition that the Conservation Commission review and approve the revised landscape plans at a later date, after the ZBA approves the plan.*

Rebecca Audet seconded, and the Motion carried.

**b. 55 Locke Road Tax Map 11 Lot 6**  
**Applicant: Benjamin and Jane Lannon**  
**Project: Renovations.**

Steve Riker of Ambit Engineering presented the project on behalf of the applicants. He noted there had been a site walk done today and explained the work is to be done within 100 foot of a tidal buffer zone. There will be a new addition, new steps

and walkway, removal of a portion of a brick patio, and construction of a retaining wall, requiring a DES permit. He pointed out where the buffer plantings are and indicated there would be a removal of some of the stone steps. A three-foot stairway will be removed and replaced. 25.8% of the area will be impervious. They do require a shoreland permit. Brandon Tanguay questioned the method of stone step removal and how it would be replaced. The architect stated this may be on site assembly, Ron Pascale suggested elevating the grade to prevent further erosion. Applicant Jane Lannon said that the retaining wall and buffer plantings will help to shore up the property. Chair McCarthy asked why not leave the stone steps to prevent further erosion. Jane responded it is not their intent to in any way add to the problem. Her husband also said they wish to protect the shoreline.

Chair McCarthy stated the plans were well thought out. Vice Chair White made a *Motion to Recommend Approval of the plan dated December 13, 2016 for Town of New Castle CUP and minimum expedited DES permit at 55 Locke Road. Ron Pascale seconded and Motion carried.*

### **3. Unfinished Business.**

#### **a. Phragmite removal from Lavenger Creek Update.**

Chair McCarthy introduced Tracy Degan from RCCS and Theresa Walking from RPC.

Tracy reported that the wetland crew captured some of the material in December and moved it upland, They are planning to come back next week, noting the freezing weather is good for access. Tracy will get in touch with Peter Rice. They will treat the phragmites in the spring. A special permit will need to be signed.

Theresa spoke to the stormwater technical assistance grant and how to go about amending existing regulations. There are several models to choose from when managing stormwater, and New Castle has issues on a much smaller scale. One proposal is to have CUP (Conditional Use Permit) as part of the Zoning Ordinances. It would be a CUP for increased impervious surfaces on residential properties. It is designed to manage not prohibit small projects such as decks. Ron Pascale asked about the State road run off. Theresa responded that would require a conversation with DES. Theresa referred to two programs for assistance: UNH Stormwater project, and the NH Coastal Resiliency, suggested by Tracy.

Theresa asked the Commission what square footage should trigger the new CUP: 50, 1000? 500? 250? The Commission decided to ask the Building Inspector what are the average sizes of projects which have come in. Brandon Tanguay asked about driveways and whether they could be considered.

Theresa passed out handouts showing Newfield ordinance as a possible model for

New Castle. She suggested there would have to be to be an application and a plan submitted by an applicant. She also distributed a California document. The final decision of the Commission would then have to go before all voters via a Warrant Article,

Theresa stated new “definitions” are needed for:

Structure  
Pervious  
Non-pervious  
Walkways

The final material needs to be ready by March 19, 2017. The Building Inspector should join the subcommittee to review the drafts.

There being no further business to come before the Commission, Jim Rini made a Motion to Adjourn, which was seconded by Connie White. Motion carried.

Meeting adjourned at 6:45 PM.