

NORTH HAMPTON CONSERVATION COMMISSION

November 13, 2007 – Minutes

1) ROLL CALL

Present when the meeting was called to order at 7:00 p.m. was Chris Ganotis, Chair, Lee Brooks, Vice-Chair, Brian Chevalier, John Peterson, Alternates Peter Simmons and Lisa Wilson and Selectmen Representative Emily Creighton. Patty O'Connor arrived later as indicated.

2) CONSIDERATION OF MINUTES – October 9, 2007

After a motion, duly seconded, it was voted with Emily abstaining to approve the minutes as presented.

3) TREASURER'S REPORT – October 31, 2007

After a motion, duly seconded, it was unanimously voted to accept the report as presented.

Patty O'Connor arrived at this time.

4) OLD BUSINESS

1. Driveway crossing through wetlands along Buckskin Lane, Map 22, Lot 42-1, to access Buckskin Lane.

Steven Oles, SIT, of MSC Civil Engineers and Land Surveyors presented the proposal. He explained that the owner wishes to deviate from the approved site plan of a shared driveway to two individual ones, resulting in 1850 square foot impact to the wetlands. Steve said the owner would prefer that the home be accessed from Buckskin Lane instead of Winnicut Road for marketing reasons. After a discussion, there was consensus among the members to stay with the Winnicut Road driveway already approved by DOT and the Planning Board. *After a motion, duly seconded, it was unanimously voted* that the Conservation Commission deny the deviation from the approved existing driveway plan.

2. Wildlife Assessment status report

The assessment is underway by the two undergraduate students who will perform the field work. The final report will include recommendations and assessments. Information from this project will also be added to the GIS mapping system.

3. Boies Wildlife Preserve

Chris reported that Ken Sterns from the Society for the Protection of New Hampshire Forests has written the Commission a letter regarding the Morton building encroachment on the property. They have requested that the building be removed and have offered their assistance in this endeavor. The encroachment is being addressed by counsel retained by the Town; however no progress has been made in getting the shed and other debris removed.

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4. Colin Gagnon – Eagle Scout Project

Colin presented an outline of the proposed trail over the Woods and Dustin conservation parcels. He needs to contact DES for the necessary wetlands crossing permits and is working with personnel from the Urban Forestry Center for the types of bridges needed. Colin will coordinate with Chris and other Commission members to walk the trail soon.

5. North Hampton Forever Update

- a. UCC deed – no progress; title still being cleared.
- b. Donais – closed.
- c. Jenkins – additional appraiser retained.

6. Greystone Development

There has not been any response to the Commission's request for the \$10,000 monitoring fee agreed upon. The Planning Board is being asked to deduct this amount from the development's escrow account.

7. Dupont parcel, Map 017, Lot 041, Parcel 003 (next to Acura)

The owner has offered to sell the property to the Town. The 7.28 acres parcel is assessed for \$93,800. Members discussed the amount of wetlands, lack of buildable area and debated the value of the property from a conservation standpoint. Questions arose about the assessed value if the property is mostly wet and members agree to ask the tax assessor to visit the site and reappraise it upon inspection of the wetlands.

5) CORRESPONDENCE

1. Zoning Board of Adjustment

a) 10 Runnymede Drive, M/L 002-036; 100-foot wetlands setback variance request. Proposal is for construction of a pool and cabana within the 100 foot tidal setback. Chris confirmed DES jurisdiction with the State and indicated that he has sent a letter to the Zoning Board on behalf of the Conservation Commission requesting the item be tabled until the Department of Environmental Services has reviewed the proposal.

b) Maple Road, Map 006, Lot 040; variance request to construct a septic system within 75-feet of the wetlands and a special exception for a new home within 50-feet of an inland wetland on an approved building lot of record. Members confirmed that even though it is a lot of record, the lot cannot be built on without receiving variances. Comments and questions included whether the lot conformed to previous zoning requirements and if it would be "grandfathered". ***After a motion, duly seconded, it was voted*** with Peter abstaining to notify the ZBA that the Conservation Commission feels the close proximity threatens the wetlands and recommends denial of the application.

c) 149 Mill Road, Map 12, Lot 30, Parcel 24; variance request to build an in-ground pool within 100 feet of the wetlands setback. Members questioned how far into the setback the pool and related decking would be. ***A motion was made and seconded,*** that based upon the

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information available, the Conservation Commission recommends denying the application as it is within the 100-foot setback of very poorly drained soils. Phil Wilson spoke from the audience about several reasons why the buffer exists to protect the wetlands. He explained the purpose of the buffer in providing infiltration space for preventing runoff in reaching the wetlands; when the buffer is cut off, there will be an impact on the wetlands. Phil talked about the wildlife that lives in the buffer is also compromised by runoff caused by pools, lawns, decking, patios, etc., close to or in the buffer. ***Vote: All in favor in Peter abstaining.***

6) OTHER BUSINESS

Little Boar' Head Planning Board

Peter reported that the LBH Planning Board will be hearing a subdivision application request from Confalone on November 29, 2007 at 7:00 p.m. for any members who wish to attend. He explained that the properties are located in Rye and some frontage of the lots are in North Hampton.

Tax bill for conservation land

Hampton tax bill received for land owned by North Hampton which was part of the land conveyed from Jane Robie. Members confirmed that this property will be used for federal matching grant funds. ***After a motion, duly seconded, it was unanimously voted*** to approve payment of the \$20.27 tax bill.

Mayer DES Permit

DES Permit approved for fish house reconstruction.

Luff Baseline documentation

Chris offered the report for members to read, and said it is a good example of excellent basement documentation.

Rubber debris at school yard

Brian reiterated earlier concerns about the excess rubber material thrown in the wooded area as children are spreading it around and should not be handling it. The building inspector will be asked to look into it.

There being no further business, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,
Janet Perkins
Secretary