

Stratham Conservation Commission
Meeting Minutes: Wednesday, August 14, 2013

Members present: Pat Elwell, Dan McAuliff, Brad Jones, Bob Keating, Bill Kenny, Allison Knab

Non-members present: Todd Baker, Lincoln Daley, Michael Donohue, Debbie Foss, Tim Mason, Steve Riker, Lori and Chuck Rocha, Alex Ross

The meeting was called to order at 7:06 p.m.

Winding Brook property

- The Rochas appeared before the CC to discuss a proposed one-story in-law apartment on their property, which is bisected by Winding Brook and has issues with poorly drained soil. Their current plan includes a rain garden, an upgraded septic system and leach field, and three stone infiltration trenches.
- Steve Riker (Sandpiper Environmental) said the road could be causing much of the draining problem and a buffer might help between the road and the stream.
- The Planning Board has approved the leach field; it is now awaiting state approval.
- The applicant had discussed getting rid of part of the large driveway to mitigate the in-law apartment.
- CC expressed concerns about a future homeowner paving a driveway to the front door, or not maintaining the rain garden/stone trenches.
- Bob motioned, Allison seconded a motion to send a letter of recommendation to approve the project with the discussed conditions, included removing part of the driveway; a list of the suggested changes will be sent by Mr. Donohue. The motion passed unanimously.

Sarnia Properties, Portsmouth Avenue

- Todd Baker brought back a revamped proposal for 3 Portsmouth Avenue. The developer would like to start in fall 2013, with tenants to include Lindt Chocolate, a day care and medical facilities.
- The new plan shrinks the footprint, reduces impervious area, and uses porous asphalt, a retaining wall, rain garden, and LED lights.
- The developer needs a variance for disturbance to poorly drained soil during the construction phase. Brad motioned, Bill seconded a motion to recommend the plan to the PB. The motion passed unanimously.

Stratham Hill Park Parking Lot

- Pat asked to revisit the idea of an asphalt parking lot at SHP in light of the developers/landowners that are showing a willingness to use porous pavement. Lincoln suggested the CC visit the next PB meeting to discuss the parking lot and process with them.

Makris Development

- Another walk was held August 1 of the trails. Members expressed concern about the steepness of the switchback, encroachment by a neighbor's property, trail width, permanent delineation of the trail, and lack of endpoint/loop to the trail. A cave shaft also appears to be near the trail. Pat planned to convey the concerns to the developer by means of a letter written to the Planning Board.

Planning Board

- AutoFair is planning another dealership next to its current location on Route 108. A water retention basin has been discussed. Lincoln mentioned moving Frying Pan and River Road closer together so they are more across 108 from each other; he also mentioned a traffic light. The PB is discussing the issue of car lot density.

Minutes:

- Allison motioned, Bob seconded a motion to accept the July 24 minutes with an alteration to the discussion of the Winding Brook property. Bob motioned, Bill seconded a motion to accept the July 10 minutes as written. The motions passed unanimously.

Other

- The CC revisited PREP's proposal to quantify eel grass in the area via a \$40K aerial quantification. They are looking for contributions; Exeter has contributed \$5,000. Paul had emailed the CC about using the Land Conservation Fund. Bob proposed, Allison seconded a proposal to donate \$2,500 out of the LCF. The motion passed unanimously.

Brad motioned, Allison seconded a motion to adjourn the meeting. All voted in favor.

The next Conservation Committee meeting will be held August 28, 2013.

Respectfully submitted by Allison Knab, secretary