

MINUTES OF THE NEW CASTLE CONSERVATION COMMISSION
Tuesday, December 5th, 2023 – 5:00 p.m. (Macomber Room, Recreation Building)

35 Grist Mill Lane, Tax Map 11, Lot 23. Applicants: Luis A. Rivas and Valeria L. Rienzi. Representative: Alex Ross, Ross Engineering, LLC. Proposed: revised plans for a garage, porch, and deck addition with changes to the driveway to create a net decrease of impervious surface.

Members Present: Beth Barnhorst; Jim Cerny, Interim Chair; Tom Chamberlin; Tony Coniglio; Jim Rini.

Members Absent: Conni White, Consultant.

Others Present: Charles Hoyt, Charles Hoyt Designs; Luis Rivas; Alex Ross, Ross Engineering, LLC.

1. Call to Order.

Mr. Cerny, serving as Acting Chair, called the meeting to order at 5:07 p.m. Voting members are Ms. Barnhorst, Mr. Coniglio, Mr. Rini, Mr. Chamberlin, and Interim Chair Cerny.

2. Approve minutes of the November 14, 2023 meeting.

Ms. Barnhorst made a motion to approve the minutes of the November 14, 2023 meeting as submitted. Mr. Cerny seconded. Motion carried unanimously.

3. Application.

- A. 35 Grist Mill Lane, Tax Map 11, Lot 23. Applicants: Luis A. Rivas and Valeria L. Rienzi. Representative: Alex Ross, Ross Engineering, LLC. Proposed: revised plans for a garage, porch, and deck addition with changes to the driveway to create a net decrease of impervious surface.**

Alex Ross, engineer and surveyor, of Ross Engineering presented alongside architect Charles Hoyt of Charles Hoyt Designs and Applicant Luis Rivas. Mr. Ross prepared the plans and demonstrated the highest observable tide line (HOTL) setbacks and the buffer lines. The lot goes down to the 50 foot HOTL setback, and the entire parcel is within the 250 foot buffer, so any work will require a shoreland permit from the NHDES. Mr. Ross presented photos from all sides of the house. The left side has an existing deck and the right side has a walkout basement. There are docks on each side of the property, but the property itself does not have a dock. The Applicants are proposing a small deck on the rear of the house to continue the existing deck on the western side, which will all be outside of the 50 foot buffer. A small garage and open roof

entry way are proposed in front of the house. A significant amount of impervious driveway will be removed and replaced with pervious pavers. The lot will go from a nonconforming situation with 23.7% impervious lot coverage to meeting Town regulations at 18.3% lot coverage. Mr. Ross noted that there is a flood zone on the far southern portion of the lot, but the structure and basement will not be located in that zone. The plan is to leave the small landscape retaining stone wall the way it currently exists, though it is starting to fall apart.

Mr. Ross explained that they have not submitted anything to DES yet because they wanted the Conservation Commission's input on wetland buffer plantings. Mr. Ross has spoken with Eben Lewis at DES, who confirmed that the Applicants will need a shoreland permit and minimum impact expedited wetland permit. The wetland permit requires the Commission's input. The Applicants are considering a five foot wetland buffer planting strip between the house and the stone retaining wall with approved salt-tolerant, low-lying plants.

Ms. Barnhorst asked for more information about the plans for the deck. Mr. Ross responded that it will be an open deck that will allow access from the left side of the house. There will be stones 18 to 20 inches deep under the deck with a two to three foot wide drip trench around the house to improve stormwater management. Ms. Barnhorst also asked about gutters and a water management plan. Mr. Hoyt stated that the design originally called for a farmer's porch, but this has been removed to meet the building calculations. The Applicants were not planning on having gutters except for at the portion of the rear of the house above the deck, to direct water into the stone bed underneath. The front of the house will not need gutters because of the way the roof lines are.

Members brought up the maintenance of the pervious driveway. Mr. Ross stated that he can write up an operations and maintenance plan for the driveway. He will submit the application to the DES and then go before the Planning Board for a Conditional Use Permit. The building area is small enough so that it does not require any variances from the ZBA.

Ms. Barnhorst asked about the trees on the property. Mr. Rivas noted that there is a big pine tree at the front of the house that is in bad shape and may need to be removed, but he and his wife want to keep all other trees on the property.

Mr. Rini motioned to recommend approval of the application for Luis A. Rivas and Valeria L. Rienzi, 35 Grist Mill Lane, Tax Map 11, Lot 23 per the Ross Engineering plans dated November 27, 2023 for a garage, porch, and deck addition with changes to the driveway to create a net decrease of impervious surface. This recommendation is conditioned upon the following: 1) the newly installed pervious pavement is developed with a plan for ongoing maintenance, 2) the gutter installed on the second story of the rear of the house leads to a stone infiltration bed, the size of which corresponds to the area of the deck above, 3) the drip edge will be built at 18 to 24 inches deep to handle water runoff, and 4) buffer plantings of native material be installed between the rock wall and the rear of the house along the length of the rear lot line and extending five feet in front of the rock wall. Ms. Barnhorst seconded. Motion carried unanimously by a vote of five to zero.

4. New Business.

Mr. Cerny stated that the Commission must elect a new Chair per RSA 673:8. Mr. Cerny agreed to serve as Interim Chair for three more months. Mr. Rini motioned to appoint Jim Cerny as Interim Chair for the January, February, and March 2024 Conservation Commission meetings. Ms. Barnhorst seconded. Motion carried unanimously.

Ms. Barnhorst motioned to promote Mr. Coniglio to a full member. Mr. Chamberlin seconded. Motion carried unanimously. Members discussed additional residents who may be interested in serving on the Conservation Commission as alternates.

The next Conservation Commission meeting will be held on Tuesday, January 9, 2024 at 5:00 p.m. at the Town Hall.

5. Adjourn.

Ms. Barnhorst moved to adjourn the meeting. Mr. Rini seconded. The motion carried, unanimously, and the meeting adjourned at 5:51 p.m.

Respectfully Submitted,

Meghan Rumph
Secretary