

MINUTES OF THE NEW CASTLE CONSERVATION COMMISSION
Tuesday, February 4th, 2020 – 5:00 p.m. (Town Hall)

Review and comment on plan for BT Herrn Realty at 12 Steamboat Lane (Tax Map 18, Lot 25 and 19).

Review and comment on plan for Margaret Lamb and Steve Joselow at 12 Cranfield Street.

Members Present: Conni White, Chair, Lynn McCarthy, Vice-Chair, Beth Barnhorst, Tom Chamberlin, Darcy Horgan, Brian Mack, Bill Marshall.

Members Absent: Ron Pascale, Jim Rini, Brandon Tanguay.

Others Present: Sergio Bonilla, Portsmouth, NH; Retta Fitch, TMS Architects, 1 Cate St., Portsmouth, NH; Marc Jacobs, Greenland, NH; Steve Joselow and Margaret Lamb, 12 Cranfield St., New Castle, NH; Tim Phoenix, Hoefle, Phoenix, Gormley & Roberts, P.A., 127 Parrott Ave., Portsmouth, NH; Steve Riker, Ambit Engineering, 200 Griffin Rd. Unit 3, Portsmouth, NH; Alex Ross, Ross Engineering, 1167 South St., Portsmouth, NH.

Chair White called the meeting to order at 5:01 p.m. and asked attendees to sign in. Ms. Barnhorst made a motion to approve the January minutes as amended. Ms. McCarthy seconded. Motion carried unanimously.

1. Applications.

A. Review and comment on plan for BT Herrn Realty at 12 Steamboat Lane (Tax Map 18, Lot 25 and 19).

Steve Riker of Ambit Engineering presented the plans for one 8 foot by 18 foot parking spot at 12 Steamboat Lane. The owner currently has one parking spot and would like to have an additional spot consisting of either porous pavement or pervious pavers. This would require the removal of two trees and their stumps. Mr. Riker noted that there would be minor grading required to accommodate the parking spot, but the construction would not hit ledge.

Ms. White expressed concern that the proposed parking spot would be very difficult to get into. She asked if it would be possible to have a Belgian curb, such as the style at the neighboring Lords' house. She also proposed having two spots to serve as temporary overflow parking across the street on the waterfront where there are currently stones. Mr. Riker felt that it would not be possible to get the whole car off the street, and commented that there was no other feasible location on the lot for the parking spot. Ms. Horgan stated that the proposal would involve a lot of disturbance within the 50 foot buffer zone, and believed that the proposed size would require a variance. Mr. Riker will discuss the Commission's suggestions with the homeowner.

B. Review and comment on plan for Margaret Lamb and Steve Joselow at 12 Cranfield Street.

Retta Fitch of TMS Architects was present in place of Bill Soupcoff to present the plans for a small garage on the side of the house. Sergio Bonilla, a wetland scientist, was also present to discuss the plans. Ms. Fitch noted that they re-did the design of the garage after meeting with the Town Historic District Commission and Zoning Board. The latest design has removed the attic square footage, which decreases the lot coverage, in addition to removing the 40 square foot mudroom. The proposed garage would fit within the setbacks and measure 13.5 feet wide and 24 feet deep. The driveway would have permeable pavers, and the front walkway could use pervious pavers as well. 646 square feet of driveway would be made permeable. Ms. Lamb added that architect Bill Soupcoff reviewed the latest plans, and they no longer need to go to the Zoning Board.

Mr. Bonilla spoke with Eben Lewis at the NHDES and stated that Mr. Lewis was fine with the proposed porch and garage. Mr. Bonilla noted that slightly less than half of the proposed garage is within the 50 foot buffer, and all of the proposed project is within the 100 foot buffer. Infiltration strips would be placed along the roofline, where there are none currently. Ms. Fitch described how the back area would have a porch with a canopy cover, and a 200 square foot deck on the back of the house, where there is currently 150 square feet of brick. There would be an overall 5.6% reduction in impervious surface area. The large tree on the corner of the lot would not need to be removed.

Ms. Barnhorst commented on the clear cutting that has taken place along the water's edge. Ms. Lamb responded that she cuts back large daisies along the water, but those come back every year. Ms. Barnhorst thought that the plan was attractive, but did not like how much of the work would be within the 50 foot buffer. She emphasized the importance of buffer plantings on the lot. Ms. Horgan emphasized that the Conservation Commission does not like to see any disturbance within the 50 foot buffer. She acknowledged that there is really no other logical place for the garage on the lot.

Ms. McCarthy asked if the Applicants have considered putting a pergola out back instead of a covered porch. She did not like adding a roof so close to the resource. Ms. White added that the Conservation Commission would like to see the pergola with the deck underneath so that water does not come off the roof. She also recommended plants on both sides of the walkway. Ms. White mentioned native plants that are hardy and salt-water tolerant, such as bayberry and rose plum. She recommended the Applicants get a planting plan together before sending the application to Eben Lewis at NHDES. Mr. Mack reminded the Applicants that no fertilizer can be used in the backyard.

The discussion concluded with plans for the removal of the patio down by the water, changing the roof covering in the back to a pergola, and converting the driveway and walkway to pervious material. The Applicants will come back to the Commission to get recommendation for approval to the Planning Board.

2. New Business.

The March 3rd meeting will be held at the Public Safety Building, as the Budget Committee is meeting in the Town Hall.

3. Unfinished Business.

Alex Ross, surveyor and engineer from Ross Engineering, and Marc Jacobs, certified wetland scientist, were present to discuss updated plans for the boat house at 180 Portsmouth Avenue, Tax Map 15, Lot 5. It was noted that the architect will need to present the exact adjusted dimensions for the Planning Board, and that no plans would be approved at this Conservation Commission meeting. Ms. White, Tom Chamberlin, Lynn McCarthy, Beth Barnhorst, and other members of the Conservation Commission, along with Mr. Lewis and Mr. Ross, took part in a work session and site walk at Stephen Eldred's property last September.

Based on recommendations from the NHDES and the Commission, Mr. Ross presented a more detailed planting plan. Mr. Lewis had wanted the foundation drain cleaned up, which Mr. Ross states will be done. The Applicant is also taking the total height of the building from 13 feet down to 12 feet in order to be in compliance with the NHDES regulations. The existing look of the shallow roof was discussed with the Historic District Commission, and the architect has decided to raise the roof height by five feet. The structure will sit on top of individual piers. There will be a new set of stairs in the back, and the proposed ramp has been removed from the plans.

Mr. Eldred has received approval from the Zoning Board and HDC. He has also been before the Water and Sewer Commission, who gave a list of items they would like added to the plans. The plans have been submitted to the State, and if the State's wetland application is approved, then the Applicant will come back to the Conservation Commission and the Planning Board for a conditional use permit.

Mr. Ross explained that there would be plumbing connected to the existing Town water and sewer lines. Mr. Chamberlin pointed out that the proposed septic tank is less than 50 feet from the wetland buffer. Mr. Ross replied that the holding tank would be very small and would go into the forced main. It would be used for the sink in the proposed structure.

Ms. White asked what the purpose of the boathouse is if boats cannot fit in the structure, especially with the ramp being removed. Mr. Ross stated that people can drag a kayak or small boat to the structure, and that the structure will serve as spot to rinse off sand and spend time with grandchildren.

Mr. Ross highlighted how the overall structure has been pushed up the slope and away from the resource. Only small equipment would be needed to remove the existing foundation and install the piers. Mr. Jacobs pointed out that the removal of a portion of lawn and the replacement of buffer plantings will be very beneficial. A silt sock fence will also be used. There will be permeable pavers for parking to eliminate parking on the grass. Ms. White commented that the latest plans are an improvement to the property. Ms. McCarthy suggested putting a restriction on the size of the holding tank so that future owners cannot put in a small kitchen. Ms. Horgan noted that 100% of

the planting plan will be put in escrow. The Commission will formally deliberate on the final Application at a future meeting.

4. Announcements.

None.

5. Adjourn.

Ms. White moved to adjourn the meeting. Ms. Barnhorst seconded. The motion carried, unanimously, and the meeting adjourned at 6:40 p.m.

Respectfully Submitted,

Meghan Rumph