

**MINUTES OF THE NEW CASTLE CONSERVATION COMMISSION**  
**Tuesday, October 6<sup>th</sup>, 2020 – 5:00 p.m. (Recreation Building)**

**Storage shed placement – Steven and Patricia Wilson, 27 Colonial Lane, Map 17, Lot 15.**

**Dock and Retaining Wall repair – Joselow and Lamb residence, 12 Cranfield Street, Map 17, Lot 33.**

**Members Present:** Conni White, Chair, Lynn McCarthy, Vice-Chair, Beth Barnhorst, Tom Chamberlin, Darcy Horgan, Ron Pascale, Jim Rini.

**Members Absent:** Bill Marshall, Brandon Tanguay.

**Others Present:** Steve Riker, Ambit Engineering; Donna and Paul Urbanek; Patricia Wilson.

Chair White called the meeting to order at 5:00 p.m. Ms. Barnhorst made a motion to approve the September minutes as submitted. Chair White seconded. Motion carried unanimously.

**1. Applications.**

**A. Storage shed placement – Steven and Patricia Wilson, 27 Colonial Lane, Map 17, Lot 15.**

Chair White stated that a site walk with the Conservation Commission had been conducted earlier. There are concrete sonotube foundations already at the property for a stairway, which the Conservation Commission previously recommended for approval but the Zoning Board did not ultimately approve. The Wilsons hope to build a shed on top of these existing sonotube foundations. The shed will be 5 feet by 12 feet. It will be used to store porch furniture in the winter and green waste in the summer. The bottom would consist of pavers because the area gets wet in the spring. There would also be a gravel drainage ditch around the perimeter of the shed. The shed falls well within the 50 foot buffer. It was noted that the Zoning Board would not have to approve the shed.

Chair White stated that her biggest issue is whether there is enough drip drainage. Overall, she did not see a problem with the proposal.

Mr. Rini motioned to approve the project at 27 Colonial Lane, Tax Map 17, Lot 15, consisting of a 5 foot by 12 foot shed and lean-to style, as has been hand-drawn on the boundary survey and site plan dated 7/1/2019. Mr. Chamberlin seconded. Motion carried unanimously.

**B. Dock and Retaining Wall repair – Joselow and Lamb residence, 12 Cranfield Street, Map 17, Lot 33.**

Steve Riker of Ambit Engineering presented the application on behalf of Mr. Joselow and Ms. Lamb. The project consists of repairing and replacing the deck and stairs down by the water, as well as modifying the existing docking structure. Chair White explained that Russ Bookholz, the new Town Building Inspector, issued a denial of the building permit, thus the Conservation Commission has to recommend approval for a Conditional Use Permit. She reminded the Commission that their responsibility is what is on the land, and the Commission gives their comments to Eben Lewis at the NHDES for the dock portion of the proposal, but the Commission ultimately has no responsibility over the dock. Mr. Riker added that the DES already has the project plans.

Mr. Riker stated that the Applicants are proposing to extend the existing dock, replace the existing stone revetment (retaining wall), and replace the existing wooden deck in kind, meaning the deck would be the same configuration, consist of the same construction material, and remain in the same location. The dock has a pier that goes to a gangway to a float. The dock would be made conforming to be out of the setback. The distance from the existing float to the proposed float is 55 feet. Mr. Riker noted that upon examining the site, an eel grass community was discovered near the dock location. He has surveyed the area to make sure there will be sufficient water depth so that the dock extension does not disturb the eel grass. He explained that extending the dock would give the Applicants more use at low tide, and would help with navigation, as there is currently a ledge near the end of the dock. Mr. Riker added that the dock currently sits on mud at low tide, so extending the structure would alleviate this problem.

Mr. Riker pointed out that the highest observable tide line (HOTL) falls in the middle of the stone for the revetment. He stated that Peggy Lamb recently planted a lot along the shoreline, and there are five feet of buffer plantings, which is something the Commission had previously wanted to see. Mr. Riker also added that the DES requires a living shoreline component, which the buffer plantings satisfy.

In explaining why the Applicants have to come before the Conservation Commission, Mr. Riker cited New Castle Zoning Ordinance Section 9.2.8.2 regarding wetland buffers. Part of the stone wall is above the HOTL, so the Commission must weigh in on that portion. There is no change in height to the wall.

Mr. Riker commented that the decking structure would be made one level, instead of the existing two level, and would eliminate one step. The proposed deck elevation is 19 inches, and the structure will be the same exact dimensions and coverage as the existing deck. Mr. Riker noted that pressure-treated wood would be used, which he stated does not have an impact on the water.

Ms. McCarthy motioned to give the Conservation Commission's recommendation to NHDES for the dock at the Joselow and Lamb residence at 12 Cranfield Street, Tax Map 17, Lot 33, according to the Ambit Engineering plans revised 9/22/2020. The recommendation is based upon the length of the dock and the platform location, as long as any boat tied to the dock will not impact the eel grass. Ms. Barnhorst seconded. Motion carried unanimously.

Ms. McCarthy motioned to recommend approving of the plans for the work above the highest observable tide line at the Joselow and Lamb residence at 12 Cranfield Street, Tax Map 17, Lot 33, as shown on the Ambit Engineering plans revised 9/22/2020, which includes new stairs, replacement deck, and buffer planting area. Chair White seconded. Motion carried unanimously.

## **2. New Business.**

None.

## **3. Unfinished Business.**

Amendment to the Notice of Decision on Durkee dock dated May 22, 2019.

The prior Notice dated May 22, 2019 stated that “The Conservation Commission voted to recommend approval of the proposed docking structure consisting of a 4’ by 10’ accessway, a 4’ by 24’ fixed wood pier and a 3’ by 30’ aluminum gangway, and a 10’ by 20’ float, with an overall structure length of 64’. The float and docking structure will be removed in the winter.” This AMENDED Notice of Decision deletes this language from the Notice of Decision as the Commission never voted one way or the other regarding the dock.

Ms. Barnhorst motioned to amend the Notice of Decision as stated above. Chair White seconded. Motion carried unanimously.

## **4. Announcements.**

None.

## **5. Adjourn.**

Ms. Barnhorst moved to adjourn the meeting. Mr. Rini seconded. The motion carried, unanimously, and the meeting adjourned at 6:00 p.m.

Respectfully Submitted,

Meghan Rumph  
*Secretary*