

MINUTES OF THE NEW CASTLE CONSERVATION COMMISSION
Tuesday, June 1st, 2021 – 5:00 p.m. (Macomber Room)

New house on Mainmast Circle for Tom and Dee Dee Hammer, 49 Mainmast Circle, Map 49, Lot 18. House is within the 250 foot shoreline buffer zone.

Members Present: Conni White, Chair, Lynn McCarthy, Vice-Chair, Iain Moodie, Jim Rini.

Members Absent: Beth Barnhorst, Tom Chamberlin, Darcy Horgan, Bill Marshall, Brandon Tanguay.

Others Present: Dee Dee Hammer, Steve Riker, Ambit Engineering.

Chair White called the meeting to order at 5:08 p.m.

1. Applications.

A. New house on Mainmast Circle for Tom and Dee Dee Hammer, 49 Mainmast Circle, Tax Map 49, Lot 18. House is within the 250 foot shoreline buffer zone.

Conservation Commission members participated in a site walk prior to the meeting with Dee Dee Hammer, Steve Riker of Ambit Engineering, and Russ Bookholz, Town Building Inspector. The lot, which is on the banks of the Lavenger Creek salt marsh, is subject to a 20 foot wide sewer and storm drain easement to the Town of New Castle. The house is on Town water and sewer. There will be a large buffer planting area on the proposed slope that goes from the location of the sewer line up to the house's backyard. The grading will then flatten to the edge of the house, allowing for yard space. In the front of the house there will be a permeable paved driveway. The grading will flatten the area for the house and make room for a proposed paved driveway. The pitch of the slope to the embankment down to the Creek will be lessened, and stabilization mats will be utilized for the plantings on the slope. There will be gradual sloping that blends into the pitch of the neighboring properties. Mr. Riker noted that he has spoken with Eben Lewis of NHDES about the grading plans, and he did not have any issues.

The proposed house is two stories and approximately 2,246 square feet. It will meet all required setbacks. The overall impervious surface area will decrease from 30.8% at present to 26.6%. The paved path leading from the driveway to the backyard would be eliminated. There is no plan for a walkout basement at this time. The plans call for a deck and stairs in the rear. There will also be drip aprons on the back of the house.

A more formal planting plan will be put together. In the meantime, Chair White gave Ms. Hammer suggestions for possible plants on the bank, including goldenrod at the base of the hill near the sewer line, cordgrass, sweet pepperbush, and bayberry. She suggested using coir log at the base of the hill to minimize erosion. The log would disintegrate over time. Chair White noted that she would like to see a landscape plan that includes steps down to the salt marsh and a cross section of the property.

Mr. Rini asked where the foundation drains would go. Mr. Riker explained that this will be on the foundation plan, which the building contractor would handle since the contractor will be installing it. Mr. Moodie would like to have a silt fence in addition to the silt sock at the base of the hill going into Lavenger's Creek. He also suggested using a turf mat on the hill, and a snow fence at the top of the hill to catch demolition debris. Mr. Moodie felt that the proposal will be a huge improvement to the lot as a whole.

Mr. Rini motioned that the Conservation Commission recommend approval of the structure replacement for the Hammer residence at 49 Mainmast Circle, according to the plans dated 5/21/2021, with the following stipulations: 1) that a silt sock and silt fender be established at the bottom of the grade just before the resource, 2) that a turf mat be installed on the hill or grade, 3) that a snow fence be installed at the top of the grade, 4) that a landscape plan, including elevation drawings with a cross section, be submitted to the Building Inspector prior to a building permit being issued, and 5) that a bond for \$30,000 be obtained pending approval of the planted landscape and that the Conservation Commission be given permission to return at one year to evaluate the landscaping. Ms. McCarthy seconded. Motion carried unanimously.

2. Announcements.

None.

3. Approve minutes from May 2021 meeting.

Chair White made a motion to approve the May 2021 minutes as submitted. Mr. Moodie seconded. Motion carried unanimously.

4. Adjourn.

Mr. Rini moved to adjourn the meeting. Mr. Moodie seconded. The motion carried, unanimously, and the meeting adjourned at 5:37 p.m.

Respectfully Submitted,

Meghan Rumph
Secretary