

MINUTES OF THE NEW CASTLE CONSERVATION COMMISSION
Tuesday, August 3rd, 2021 – 5:00 p.m. (Macomber Room)

Seeking recommendation to Planning Board for a conditional use permit for a new garage with an ADU, replacement of a deck with three season porch, and replacement of gravel driveway for Donna and Paul Urbanek at 49 Laurel Lane, Tax Map 11, Lot 25.

Members Present: Conni White, Chair, Beth Barnhorst, Tom Chamberlin, Iain Moodie.

Members Absent: Darcy Horgan, Bill Marshall, Lynn McCarthy, Vice-Chair, Jim Rini, Brandon Tanguay.

Others Present: Brent Cole, Granite Engineering, Donna and Paul Urbanek.

Chair White called the meeting to order at 5:02 p.m.

1. Applications.

- A. Seeking recommendation to Planning Board for a conditional use permit for a new garage with an ADU, replacement of a deck with three season porch, and replacement of gravel driveway for Donna and Paul Urbanek at 49 Laurel Lane, Tax Map 11, Lot 25.**

Brent Cole of Granite Engineering went over the plans for a 432 square foot garage and porous paver driveway to replace the existing gravel driveway. The garage will have a deck, and the old deck currently attached to the house will be replaced with a more modern deck. The porch and stairs at the entrance will be re-done, and screens will be added to an existing room to make it a three-season room. The Urbaneks are working with Wicki Rowland on finalizing a landscape plan.

The main difference from the last version of the application that was before the Conservation Commission in the spring of 2021 is that roof improvements and a pervious driveway will treat stormwater on the property. Mr. Cole went over the stormwater management plan, which includes a stone envelope buried in the ground that will allow for water infiltration. He showed cross sections of the stone envelope, which consists of stone and filter fabric to allow water to infiltrate into the ground.

Chair White noted that on the west side of the property, there is an existing drain pipe. Mr. Cole explained that they have to add drain manholes and an additional pipe to re-route water from the adjacent freshwater wetland on the driveway side to the grassy area. There will be closed concrete containers instead of catch basins. This way, there will be no disruption to the buffer wetlands. Mr. Moodie asked if the drain pipes will be able to handle overflow. Mr. Cole responded that they are using a 12” pipe, and Mr. Urbanek added that the area has never

overflowed. Chair White inquired about the ditch length. Mr. Cole noted that the proposed ditch had to be of a certain length so as not to go onto the neighbor's property.

Mr. Moodie motioned to recommend approval of the plans dated 07/12/2021 as submitted for Donna and Paul Urbanek, 49 Laurel Lane, Tax Map 11, Lot 25, with an escrow deposit of \$30,000 for a planting plan to be approved by the Conservation Commission. Mr. Chamberlin seconded. Motion carried unanimously.

2. Announcements.

None.

3. Approve minutes from July 2021 meeting.

Ms. Barnhorst made a motion to approve the July 2021 minutes as submitted. Chair White seconded. Motion carried unanimously.

4. New Business.

None.

5. Adjourn.

Ms. Barnhorst moved to adjourn the meeting. Mr. Moodie seconded. The motion carried, unanimously, and the meeting adjourned at 5:21 p.m.

Respectfully Submitted,

Meghan Rumph
Secretary