

**MINUTES OF THE NEW CASTLE CONSERVATION COMMISSION**  
**Tuesday, October 1<sup>st</sup>, 2019 – 5:00 p.m. (Town Hall)**

**Work session for applicant Ruth Gray for old Jody White property located within the 250 foot shoreline buffer zone. 120 Wild Rose Lane, Tax Map 3, Lot 88.**

**Members Present:** Lynn McCarthy, Vice-Chair, Beth Barnhorst, Tom Chamberlin, Darcy Horgan, Brian Mack, Bill Marshall, Ron Pascale, Brandon Tanguay.

**Members Absent:** Conni White, Chair, Jim Rini.

**Others Present:** John Chagnon, Ambit Engineering, 200 Griffin Rd. Unit 3, Portsmouth, NH; Ruth and Larry Gray, 5 Curriers Cove, Portsmouth, NH; Bill Greenier, Greenier Builders, 39 Mill Pond Rd., Kittery, ME; Vicky Martel, Woodburn & Company Landscape Architecture, 103 Kent Place, Newmarket, NH; William Ross, William Ross Design, 405 Southside Rd., York, ME.

Vice-Chair McCarthy called the meeting to order at 5:01 p.m. and asked attendees to sign in. Ms. Barnhorst made a motion to approve the September minutes as written. Mr. Chamberlin seconded. Motion carried unanimously.

**1. Work Session / Applications.**

**A. Work session for applicant Ruth Gray for old Jody White property located within the 250 foot shoreline buffer zone. 120 Wild Rose Lane, Tax Map 3, Lot 88.**

Mr. Chagnon of Ambit Engineering, Mr. Ross of William Ross Design, and Ms. Martel of Woodburn & Company Landscape Architecture presented the plans for structure replacement within the 250 foot shoreline buffer zone at 120 Wild Rose Lane. Mr. Greenier, the general contractor for the project, was also present. Mr. Chagnon noted that the Applicants require a permit from the NH DES Wetland Bureau for construction in the 100 foot tidal buffer zone. There will also be grading for the proposed septic system occurring within the 75 foot tidal buffer, though the actual septic system would be outside this setback. Grading occurring within the 50 foot setback would consist of reconstructing the driveway and access around the back of the proposed garage in order to maintain the leach field. The re-grading would be of areas that are part of the current house. The leach field will be an advanced, on-site solutions septic system, also known as clean solutions system. The proposed building will be pulled away from the wetland in all directions, and the house would be put onto grade on the front and sides. Mr. Chagnon also noted how the existing building and deck are closer to the resources.

Ms. Martel of Woodburn & Company Landscape Architecture presented her landscaping plans. The ground is unnaturally humped up near the existing deck and is covered in juniper and bittersweet. She would like to soften this hump and remove the juniper and bittersweet, all of

which fall outside the 100 foot buffer zone. This will allow the lawn to sweep around the porch. The existing driveway will remain, and the Applicants plan to add a parking courtyard consisting of granite cobblestones and white seashells to accommodate the three-car garage. Cobblestones would form a border around the driveway entrance as well. The pine trees in the middle of the driveway circle would be removed, as they are not in good shape and are close to the house. Native understory trees will be planted to soften the edge of the wetland and to offset the tree removal that is required in order to create the leach field. Ms. Martel noted that overall, the wetland buffer will be staying intact. She hopes to encourage ferns to start to grow in the area and will supplement with low native ground cover plants. Around the house would be foundation plantings with an accent tree, and two pines would be kept in the front. Ms. Martel described the native wetland-tolerant mix of plants she plans to use to fill in a small depression on the lot. A few big boulders will be placed at the entrance to the path to the beach. Ms. Martel plans on keeping the bayberry along the water and supplementing it with beach roses.

Ms. Barnhorst asked about areas of the lawn that would require mowing. Ms. Martel responded that there would be a narrow, 10 foot swath of lawn around the back of the garage to allow for maintaining the septic field. This would be within the 50 foot buffer from the wetland resource. Most other areas on the property that would require mowing fall outside the 50 foot buffer.

Mr. Greenier asked about the protocol for removing trees. Ms. McCarthy explained the process of marking trees and the grid system needed to show which trees are to be removed. Ms. McCarthy also asked Ms. Martel to provide an estimate of the landscaping plan cost so the Commission can set an escrow amount to ensure that the Applicants follow through on the planting plans as presented.

Mr. Ross of William Ross Design presented the house design plans. The proposed design is a classic shingle-style piece of architecture. Although the Applicants are requesting a bigger house, the house will be less nonconforming in its footprint and location compared to the existing structure. The existing house footprint is 12,773 square feet. The proposed house would be approximately 2,000 square feet larger in footprint. The driveway will make less of an impact, argued Mr. Ross. He added that the proposed three-car garage is taking advantage of the existing two-car garage by encroaching into part of the existing space. The septic system is behind the 75 foot setback and requires very little grading. Mr. Ross noted that he needs to revise the number on the plan for the impervious surface area of the retaining wall, as a portion on the back left side of the deck will be removed. Mr. Gray added that he and his wife will be putting in solar energy panels to conserve energy.

Mr. Tanguay voiced concern about the portion of the new garage that would extend into the 50 foot buffer zone. This pushes out the access to the septic system, and the Commission discourages building within the 50 foot setback. Mr. Ross pointed out that this portion of the garage falls within the existing building.

Ms. McCarthy asked Mr. Chagnon about the deck and stairs. Mr. Chagnon stated that the proposed deck will be partially covered. He will refine the impervious chart for the deck and stairs to show more detail in the final set of plans.

**2. New Business.**

None.

**3. Unfinished Business.**

None.

**4. Announcements.**

None.

**5. Adjourn.**

Ms. Barnhorst moved to adjourn the meeting. Mr. Pascale seconded. The motion carried, unanimously, and the meeting adjourned at 5:49 p.m.

Respectfully Submitted,

Meghan Rumph