

APPROVED

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MINUTES OF THE NEW CASTLE CONSERVATION COMMISSION
Tuesday, January 7th, 2020 – 5:00 p.m. (Town Hall)

Final review of Conditional Use Permit for work at 129 Wild Rose Lane. Approval of Landscape Plan.

Conditional Use Permit for work at 15 Shaw Circle.

Members Present: Lynn McCarthy, Vice-Chair, Beth Barnhorst, Tom Chamberlin, Ron Pascale, Jim Rini, Brandon Tanguay.

Members Absent: Conni White, Chair, Darcy Horgan, Brian Mack, Bill Marshall.

Others Present: Adam Butler, River House Carpentry LLC, Kittery Point, ME, Caitlin Campbell, 129 Wild Rose Lane, New Castle, NH; Peter Hunt, 14 Pit Lane, New Castle, NH.

Ms. McCarthy called the meeting to order at 5:03 p.m. and asked attendees to sign in. Ms. Barnhorst made a motion to approve the November minutes as written. Mr. Chamberlin seconded. Motion carried unanimously.

1. Applications.

A. Final review of Conditional Use Permit for work at 129 Wild Rose Lane. Approval of Landscape Plan.

Ms. Campbell updated the Commission on the planting plan. She will bring the final cost of the plan to the Planning Board in order for the Board to determine the bond amount to be requested. Ms. Campbell noted that she and her husband would like to have plants along the wetland buffer that will help the creek and benefit the drainage in the area better. She added that some pine trees were cut down on their property because of mold issues caused by the trees holding in too much water and moisture. Mr. Chamberlin asked whether all trees that need to be removed have been taken out. Ms. Campbell replied that there are a couple of other trees that are dying, which she may take out. These trees are in the buffer area.

Ms. Campbell will be working with Engineer Corey Colwell of TFMoran to determine the best location to put the propane tank on the lot. One of the stipulations of the application approval was that the propane tank would be moved. The Applicants will discuss with Mr. Colwell whether to bury and anchor the tank, or put it at the end of the driveway at the turn-around area, while keeping in mind any applicable setbacks. Ms. Campbell stated that she was told by Eastern Propane that the propane would vaporize before getting into the wetlands.

Lastly, the Applicant shared plans for a walkway to the beach. She would like the path to be something permeable and wheelchair or stroller accessible, consisting of an environmentally friendly material.

Mr. Rini motioned to recommend to the Planning Board the plan as presented for 129 Wild Rose Lane, dated 12/13/2019, and that the planting as indicated be secured with a security deposit or other form of performance security by the Planning Board. Mr. Chamberlin seconded. Motion carried unanimously.

Ms. White will submit a letter to the Planning Board so that the Applicants can move forward with the process.

B. Conditional Use Permit for work at 15 Shaw Circle.

Builder Adam Butler was present to discuss planned digging at 15 Shaw Circle. The architect could not be present at the meeting, so there were no final, detailed plans available. Mr. Butler noted that the existing structure is well within the wetlands, and the proposed project would involve mostly interior work. Nothing would be changing in terms of the property footprint. The new homeowner would like to replace the existing deck, which was poorly constructed. This will involve hand-digging four foot deep holes for sonotubes. In addition, Mr. Butler stated that parts of the existing foundation may need to be replaced. He would like to dig exploratory holes in order to determine the extent of the foundation work needed. If there is a problem with the foundation, it would involve low-impact footing repairs. Mr. Butler would like to know what the Conservation Commission would need to see in order to get the digging approved. He added that it is not a big enough area to bring in a machine to do the digging.

There are currently no silt socks in place, as the area has not been disturbed. The builders would use silt socks during the work, which would take about 1.5 days. Mr. Butler noted that the roofline in the back will be changed, and there are potential plans for gutters. There are currently no gutters on the house. Previously, there was a shed roof that pitched back toward the marsh. The new structure will pitch toward the house and put water onto the lawn rather than into the resource. The volume of water would not change.

Mr. Butler commented that the Applicant is considering moving and potentially enlarging the entry, which would require a few more footings in front of the house. However, the biggest concern right now is to get permission for the digging in order to ensure the foundation is safe before moving forward with any construction. The house will have the same percentage of living space, and the deck will be the same exact dimensions. The only increase in space would be potentially in the front of the house, which would be a slight increase of 18 inches in each direction.

Ms. Barnhorst would like to see the project include gutters along the main roof in order to direct water away from the wetland. She would like to see improvements on the property, given that it is almost entirely located in the Class A wetlands. Mr. Rini added that if trenching will be needed, the Applicant should have to come back before the Conservation Commission for permission.

Peter Hunt of 14 Pit Lane shared that he does not have any major objections to the request. However, he would like to put on record his grave concerns about the wetland where this particular property is, and how a lot of tree cutting and construction have been done in the area. Mr. Hunt stated that this is a particularly sensitive and important wetland that has been under assault, and it seems that there is more going on to disturb the wetland and put it at risk. He cited concerns with

gray areas in the application, and questioned what would happen should the builders discover that they need some sort of motorized equipment to continue digging the exploratory holes. Mr. Hunt felt that the Building Inspector should not have given this building permit.

Mr. Tanguay stated that any site improvements and any construction within the 50 foot buffer need to come before the Conservation Commission with a full packet. He noted that there was work done at this property in the past that should have come before the Commission first. Mr. Butler replied that he was unaware of previous work done at the property, and pointed out that he was given the building permit from the Town Building Inspector. Mr. Tanguay suggested that Ms. Horgan meet with the two Town Building Inspectors to ensure that any site improvement comes before the Conservation Commission.

Mr. Tanguay motioned to recommend approval solely for the purpose of digging four exploratory holes at a depth of four feet and a width of three feet by hand at 15 Shaw Circle, as denoted on page A-1.7 of the plans dated 12/16/2019. Protection for the wetland with silt socks shall be instituted. Any further site work or improvements shall not be included in this recommendation and shall be required to come before the Conservation Commission in the future. Mr. Rini seconded. Motion carried unanimously.

2. New Business.

None.

3. Unfinished Business.

None.

4. Announcements.

Ms. McCarthy announced that the February meeting will be held at the Public Safety Building. In addition, she reported that the Southeast Land Trust sent the Conservation Commission a card in honor of the ten years that the Back Channel Islands have been in conservation.

5. Adjourn.

Mr. Rini moved to adjourn the meeting. Ms. Barnhorst seconded. The motion carried, unanimously, and the meeting adjourned at 5:58 p.m.

Respectfully Submitted,

Meghan Rumph