



MINUTES OF THE NEW CASTLE CONSERVATION COMMISSION
Tuesday, April 12th, 2022 – 5:00 p.m. (Town Hall)

170 Wentworth Road, Tax Map 10, Lot 5. Applicant: Bill Iannazzi. Representative: Anthony Jones. Proposed new single-family dwelling.

49 Laurel Lane, Tax Map 11, Lot 25. Applicant: Donna and Paul Urbanek. Representative: Wickie Rowland, Labrie Associates. Seeking approval of landscape plan.

180 Portsmouth Avenue, Tax Map 15, Lot 5. Applicant: Stephen Eldred. Seeking approval of buffer planting near proposed dock.

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

Members Absent: Rebecca Audet.

Others Present: Russ Bookholz, Building Inspector and Code Enforcement Officer; Matt Cardin, M. Cardin Environmental Consulting and Permitting; Tracy Degnan, Rockingham County Conservation District; Stephen Eldred; William and Victoria Iannazzi; Anthony Jones, Jones & Beach Engineers, Inc.; Wickie Rowland, Labrie Associates; Donna and Paul Urbanek.

1. Call to Order.

Chair White called the meeting to order at 5:04 p.m.

2. Approve minutes from March 1, 2022 meeting.

Chair White postponed the approval of the March 1, 2022 minutes to the next Conservation Commission meeting.

3. Applications.

A. 170 Wentworth Road, Tax Map 10, Lot 5. Applicant: Bill Iannazzi. Representative: Anthony Jones. Proposed new single-family dwelling.

During the site walk preceding the meeting, Anthony Jones, Project Manager from Jones & Beach Engineers, Inc. presented the project, which proposed the demolition of an existing two bedroom home and shed, and the construction of a new two bedroom home with a porous paver driveway and patio. Mr. Jones explained how there will be a net reduction in impervious surface area. The shed will be eliminated, so the only impervious surface will be the new house. In addition, porous pavers will be used. There will be spacing in between the pavers, with 24 inches

of gravel underneath for the driveway. Mr. Jones discussed the invasive species report that was prepared by GZA GeoEnvironmental, Inc. GZA mapped out invasive species on the lot, which included oriental bittersweet and Japanese knotweed. These invasives affect the tree removal plan for the site. Tracy Degnan of the Rockingham County Conservation District recommended to spray the invasive plants multiple times over the course of a few years, and then cut the dead plants. The Japanese knotweed in particular will take a few years to be eliminated because of its deep roots. Mr. Iannazzi said that he was open to recommendations for restoration plantings. Chair White noted that she will want to see plants in the area where the invasives will be removed.

Russ Bookholz, Town Building Inspector and Code Enforcement Officer, showed on the plans where the orange construction fence will be placed. This is the area of excavation where equipment will go. Mr. Bookholz stated that this will be a minimum impact expedited permit application.

During the meeting, Ms. Barnhorst asked if there will be septic. Mr. Bookholz responded that the new house will remain on septic, and he demonstrated where the new septic system will go. Mr. Bookholz oversaw the test pits. He recommends using a stone and pipe system. Mr. Jones stated that the applicants will be using this system, but on a smaller footprint. It will have a compacted stone trench and will not be vented. Mr. Rini requested more information about the proposed septic system. Mr. Jones explained that it uses traditional technology with the stone trench, but it optimizes surface area by compacting the space. The system is comprised of four inch thick, three feet wide, and one foot deep trenches of stone mixed with sand to increase the surface area for bacteria to grow on. Mr. Jones added that the system will be positioned as far away from the wetland as possible. It will be more than 100 feet from the freshwater wetland, and almost 150 feet from the saltwater wetland.

Chair White requested landscape plans for the project. An escrow would not be requested at this time given that the plantings will not be implemented for about another two to three years. Mr. Iannazzi noted that he has already contracted with landscape architect Amy Dutton, who will provide a master landscape plan to Chair White. Mr. Jones noted that there will also be roof drains, which will be shown on the drainage plan.

Mr. Moodie recommended the approval of the proposed new single-family dwelling at 170 Wentworth Road, Tax Map 10, Lot 5, for Applicant Bill Iannazzi per the plans of Jones & Beach Engineers Inc. dated March 18, 2022, contingent upon 1) the planting plans being submitted to the Conservation Commission by the end of the summer of 2022, and 2) the maintenance of the 25 points for the tree grid system. Ms. Barnhorst seconded. Motion carried unanimously.

**B. 49 Laurel Lane, Tax Map 11, Lot 25. Applicant: Donna and Paul Urbanek.
Representative: Wickie Rowland, Labrie Associates. Seeking approval of landscape plan.**

Paul Urbanek outlined the history of the planting plan for his property. In May of 2021, the Conservation Commission conducted a site walk and later had a meeting regarding the proposal. The Commission expressed concerns about the drainage and planting plans at that time. Mr.

Urbanek noted that the area above the sea wall experiences flooding with king tides. The king tide makes it especially difficult in the winter because the ice pulls out the roots for any plantings that may be in that area along the water. Mr. Urbanek presented pictures of the property during different times of the year and at varying water levels.

Wickie Rowland, who prepared the planting plan for the site, explained how this changed the design away from low, native plantings, which would likely not survive being submerged in salt water several times a year. In addition, there is a large oak tree in the area that provides shade, which made it more difficult to find a suitable type of plant given the unusual conditions. Even Spartina grass would likely not thrive because it prefers tidal conditions, and the area above the wall does not get flooded enough to be considered tidal. The grass that is currently in the area going down to the water is preexisting and considered grandfathered, which means that there is no requirement to vegetate it with other species. Ms. Rowland felt that it would be best to not implement a buffer planting plan that may not be successful given the flooding and shade in the area, and the disturbance that would be required for potentially no gain. The grass that is currently there seems to be doing well, so she proposed keeping that.

Ms. Rowland stated that the planting plan last revised on February 7, 2022 is the final plan. This plan consists of native plantings that create a privacy screen down the western property line between the Urbaneks and the Durkees. These plants are designed for the treatment of waters that go down into the natural swale, and also provide privacy. Mr. Urbanek noted that the latest planting schedule increases the points from 0 to 20 on the western side. The plants shown in the previous plan on the left side of the property have been removed because of concerns about the fill that would be required. Mr. Urbanek added that they are also adding drywells to the front of the deck and side of the garage.

Mr. Bookholz stated that he is happy with the newest plan that has the drain closer to the garage and pulls water away from the property line, as this will capture more water. He requested to see the full plans for the porous paver driveway.

Ms. Barnhorst motioned to recommend the approval of the Labrie Associates landscape plan revised February 7, 2022 and as presented on April 12, 2022 for Applicants Donna and Paul Urbanek, 49 Laurel Lane, Tax Map 11, Lot 25. Mr. Rini seconded. Motion carried unanimously.

C. 180 Portsmouth Avenue, Tax Map 15, Lot 5. Applicant: Stephen Eldred. Seeking approval of buffer planting near proposed dock.

Stephen Eldred was present with Matt Cardin, certified wetland scientist. Mr. Cardin provided a complete copy of the DES dock application. Mr. Bookholz pointed out that the Conservation Commission is concerned with the area from the edge of the shore to the building. A building permit is required for any structure going from the boat house to the highest observable tide line. In addition, a shoreland permit is required from the town. This is a new requirement in effect until the annual Town meeting in May, when residents will either vote down the permit requirement or approve it. The Conservation Commission does not have a say in the actual dock application, as that is within the jurisdiction of the NHDES.

Mr. Eldred distributed plans depicting the buffer plantings. The driveway and parking area were previously replaced with plantings and a pathway. Additional beach roses were to be planted to the northeast of the boat house. Mr. Eldred explained that they eliminated much of the poison ivy by November, but this delayed planting the rest of the roses. He plans to finish planting the roses in the next four to five weeks in the area previously agreed upon.

Mr. Rini motioned to approve the additional buffer planting consisting of the addition of approximately 20 beach rose plants to the northeast side of the boathouse as presented for Applicant Stephen Eldred, 180 Portsmouth Avenue, Tax Map 15, Lot 5. Ms. Barnhorst seconded. Motion carried unanimously.

4. New Business.

- a. Tracy Degnan will present plan for \$40,000 Coastal Resiliency grant.

Ms. Degnan assisted the Town in applying for a Coastal Resiliency grant in July 2021. The grant was awarded to the Town to do wetlands, engineering, and modeling analysis using the most recent sea level rise models done by the University of New Hampshire. The study will focus on the Pit Lane culvert area and the culvert that runs under that road. It will examine the hydrology of the area and how water moves between Pit Lane A, Pit Lane B, and Wentworth A wetlands.

Most of the grant money will go to hiring an engineering consultant. The New Castle Conservation Commission has an in-kind match, where members keep track of the time spent on this topic. David Murray will be taking drone footage to show different tides and connections with the wetlands, with the hope that in the future, an implementation video can be done.

Ms. Degnan noted that the DES has received a lot of ARPA (American Rescue Plan Act) funds from the federal government, such as critical flood risk infrastructure grants for the state. These funds could take the analysis from the Coastal Resiliency grant to the next step.

Mr. Moodie asked what it would take to get the River Road wetland classified. Ms. Degnan suggested doing a wetland delineation of River Road. Chair White noted that this would not be done in this fiscal year, but the Commission could possibly add it to next year's budget.

5. Adjourn.

Mr. Chamberlin moved to adjourn the meeting. Mr. Moodie seconded. The motion carried, unanimously, and the meeting adjourned at 6:26 p.m.

Respectfully Submitted,

Meghan Rumph
Secretary