

APPROVED

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MINUTES OF THE NEW CASTLE CONSERVATION COMMISSION
Tuesday, June 12th, 2018 – 5:00 p.m. (Town Hall)

Members Present: Lynn McCarthy, Chair, Conni White, Vice-Chair, Beth Barnhorst, Darcy Horgan, Brian Mack, Bill Marshall, Ron Pascale, Jim Rini, Brandon Tanguay.

Members Absent: Rebecca Audet.

Others Present: Peter Hunt, 14 Pit Lane; Lisa Paquette, Realtor; Matt Randall, Civil Works NE; Marilyn and Kenneth Walker, Londonderry, NH.

1. Approve Minutes.

Ms. McCarthy called the meeting to order at 5:04 p.m. and asked attendees to sign in. Ms. McCarthy made a motion to approve the May minutes as written. Mr. Tanguay seconded. The motion carried unanimously.

2. Work Session / Applications.

Marilyn and Ken Walker, currently residing in Londonderry, New Hampshire, were present along with their realtor, Lisa Paquette, and engineer Matt Randall, of Civil Works NE, for a work session concerning construction of a single-family residence within the 100 foot tidal buffer zone at 32 Walbach Street (Tax Map 18, Lot 57), currently the property of Gary and Josephine Varrel.

Mr. Randall submitted the Minimum Impact Expedited Permit to the New Hampshire Department of Environmental Services (NHDES), which was approved. The Shoreland Impact Permit has already been submitted to the NHDES. Mr. Randall presented more detailed plans for the proposed house, taking into account the Commission's suggestions from April's meeting. The house is currently 2,200 square feet with an asphalt driveway. It is a nonconforming structure because it falls within the 100 foot setback. The proposed house is 1,501 square feet with a porous pavement asphalt driveway. The lead walk is 154 square feet of porous pavement, with a depth of 24". No construction would take place within the 50 foot buffer. The Walkers have been having difficulty incorporating the new Town requirements regarding pervious areas, but they have been looking into installing rain gardens on the lot. The current lot is 11,086 square feet, and the proposed plan would reduce the impervious area by 39%.

Mr. Mack asked about plans for the full walk-in basement mentioned in last month's work session, to which Mr. Randall commented that the Walkers still have plans for the full basement, but it is still unclear if blasting will be necessary.

Mr. Tanguay wondered if any tree cutting would be necessary. Mr. Randall responded that the Walkers are not planning on removing any trees, besides two small ornamental trees that are shown on the plan presented to the Commission.

Mr. Rini asked if the current house has gutters and any potential problems gutters have caused in terms of saturating the ground. Mr. Randall responded that while the house has some gutters, the proposed plan will reduce water saturation issues.

The proposed driveway was a point of discussion amongst members and Mr. Randall. Ms. White reiterated her concern expressed last month about the increased size of the proposed driveway compared to the existing driveway. Ms. Barnhorst asked about installing a French drain on the driveway to help with storm water detention, and Ms. McCarthy inquired about handling runoff water from the roof. Mr. Randall responded that while further consulting would be needed with the builder, the plan would likely involve splash blocks. Furthermore, the proposed porous driveway is designed for storm water retention, and would consist of 4" of asphalt, 4" of crushed stone, 12" of bank run gravel, and an additional 4" of crushed stone underneath. Ms. Horgan questioned the driveway maintenance and effectiveness, especially if there is ledge under the driveway. Mr. Randall stated that the proposed driveway requires little maintenance and is very effective given that it has two feet to allow for infiltration.

Ms. McCarthy and Ms. White felt that the plan presented by Mr. Randall looked very good, and they appreciated the work put in to make it more resilient to water runoff and absorption. Ms. White motioned that the Conservation Commission accept the plan, dated May 11, 2018, of Marilyn and Kenneth Walker for the new house at 32 Walbach Street, as presented by Matt Randall of Civil Works New England of Dover, NH. Mr. Rini seconded. The motion carried unanimously.

A work session was held for Ms. Barnhorst, of 14 Pit Lane, who is seeking to add a 26 foot by 8 foot addition to her home, of which 80 square feet would fall within the 100 foot wetland setback on Pit Lane. Ms. Barnhorst's proposal would allow for a 7 foot by 8 foot farmer's porch to accommodate more family members. No blasting is necessary for the proposed addition. Because this work session was not on the Commission's agenda for the month of June, members did not vote, but suggested that Ms. Barnhorst get on the Commission's docket for next month.

3. Unfinished Business.

Ms. McCarthy motioned to go into a non-public session under RSA 91-A.3 (L) to continue consideration of legal advice. Mr. Tanguay seconded. The motion was unanimously voted on at 5:58 p.m.

Ms. McCarthy motioned to move back into a public session. Mr. Rini seconded. The motion was approved unanimously at 6:35 p.m. Ms. White motioned to seal the minutes from the non-public session RSA 91-A.3 (L) concerning consideration of legal advice. Mr. Tanguay seconded. The motion carried unanimously.

4. New Business.

Ms. McCarthy asked about interest in Commission members marching in the Town's 4th of July Parade. Given members' schedules and commitments, the Commission will likely not march as an organized group.

5. Announcements.

The next Conservation Commission meeting will be held on July 10th, 2018.

6. Adjourn.

Mr. Rini moved to adjourn the meeting. Mr. Pascale seconded. The motion carried, unanimously, and the meeting adjourned at 6:36 p.m.

Respectfully Submitted,

Meghan Rumph