

APPROVED

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**MINUTES OF THE NEW CASTLE CONSERVATION COMMISSION
Tuesday, September 3rd, 2019 – 5:00 p.m. (Town Hall)**

Conditional use permit application for Marcia Beckett’s residential site improvements at 4 Quarterdeck Lane, Tax Map 9, Lot 16.

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

Members Absent: Bill Marshall.

Others Present: Marcia and Robert Beckett, 4 Quarterdeck Lane, New Castle; Steve Riker, Ambit Engineering, 200 Griffin Rd. Unit 3, Portsmouth, NH.

1. Approve Minutes.

Chair White called the meeting to order at 5:00 p.m. and asked attendees to sign in. Mr. Rini made a motion to approve the May minutes as written. Ms. Barnhorst seconded. Motion carried unanimously. Ms. McCarthy motioned to approve the June closed session minutes as written. Mr. Rini seconded. Motion carried unanimously. Ms. Barnhorst motioned to approve the July minutes as amended. Mr. Pascale seconded. The motion carried unanimously.

2. Applications.

A. Conditional use permit application for Marcia Beckett’s residential site improvements at 4 Quarterdeck Lane, Tax Map 9, Lot 16.

Steve Riker of Ambit Engineering presented the NHDES Minor Impact Wetland Application for the home, which will involve work within the 100 foot tidal wetland buffer. Commission members conducted a site visit prior to the meeting. They discussed removing the proposed patio from the plan. The Applicants may come back later for a separate application, as they will need to sort out where the finished elevation of the patio will be, which will determine whether a retaining wall or steps will be needed.

Mr. Riker went through the proposed improvements, which include an overall decrease in impervious surface area on the lot from 24.7% to 23.5%. The project will require 402 square feet of temporary impact and 581 square feet of permanent impact to the 100 foot tidal buffer zone. All work will be within the 50 foot buffer zone in areas that are previously developed/altered. The existing porch will be converted into a new enclosed entryway with two additional steps to the west and 71 square feet of proposed pavement. The first and second story decks will be removed. A deck in the back of the house measuring 10 feet by 4 feet square foot will go on the second floor off the master bedroom. A proposed 446 square foot pervious paver patio will replace the first floor deck at a later date. There will also be a proposed four foot by four foot outdoor shower with

walls on the northern side of the home, with pervious paver material on the ground surface to absorb water. Two propane tanks will be located on the northern side as well.

Mr. Mack inquired about the surface of the driveway, and asked if a pervious surface has been considered. Ms. Beckett stated that she and her husband would like to have a pervious driveway, but it creates a budget issue, so they will likely keep the asphalt driveway. She mentioned that they may not be able to put in the pervious walkway in front of the house, and that the patio is their priority. Ms. Horgan asked about the allowed buildable area, which Mr. Riker commented will be well under the permitted threshold. The project will be expanding the volume of the home but not the actual footprint.

Ms. Barnhorst asked about planting near the proposed outdoor shower. Ms. Horgan also wondered about potential issues with shampoo going into the resource. Ms. White did not think this would be much of a problem because there is already planting there. Mr. Ricker noted that any runoff shampoo would have to travel 75 to 80 feet through vegetation to get to the wetland. Mr. Mack inquired about the pervious paver material and plans for padding underneath the proposed propane tanks. Mr. Riker responded that he can add a gradation table to the plans to show what will go in between the pavers. Mr. Rini commented that he could not visualize having a patio at the floor level without some sort of structure containing the subsurface of the patio. He noted that the wall around the back would have to be built up, or there would have to be a step. Mr. Mack asked about plans for stairs going down to Lavenger Creek in the back of the home. The Becketts responded that they have no plans for this.

Ms. White's concern is that there needs to be a landscape design plan to give dimensions and elevations of where the retaining walls will need to be built up, how much fill will be needed, and what type of pervious pavers will be used. Mr. Riker did not think it is a fair requirement to submit a detailed pervious paver type at this stage in the project. Mr. Mack also wanted to see plantings to minimize the runoff going down to Lavenger Creek. Mr. Riker pointed out that the patio is about three feet from the property line, so there is not a lot of room to add much more planting. Ms. Barnhorst added that she does not want to see clearcutting on the bank leading to the Creek. Mr. Riker noted that the Town sewer line runs through the Beckett's lot and is maintained by the Town, so any clearcutting would be done by the Town and not the Becketts. Ms. White suggested that Mr. Riker and the Becketts consult with Wicki Rowland, who works for a design build company called LaBrie, or Robbi Woodburn, a landscape architect.

Mr. Rini motioned to recommend approval of the application for the Beckett residence at 4 Quarterdeck Lane with the following specifics: 1) enlargement of the western portion of the house to two stories; 2) additional pavement from the driveway to the newly configured steps at the entrance; 3) the placement of two propane tanks on the northern, most westerly corner of the house; 4) a shower on the northern wall with fencing no higher than six feet with pervious pavers built as detailed on the Ambit Engineering plan dated 8/12/2019; 5) removal of the decks at both the first floor and second floor levels; and 6) addition of a second story deck measuring four by ten feet, each as detailed in the Ambit Engineering plan dated 8/12/2019. Mr. Tanguay seconded. Motion carried unanimously.

3. Non-Public Session.

Chair White motioned to go into a non-public session under RSA 91-A.3 (L). Ms. Barnhorst seconded. The motion was unanimously voted on at 5:46 p.m.

Mr. Rini motioned to move back into a public session. Mr. Pascale seconded. The motion was approved unanimously at 6:28 p.m. Mr. Rini motioned to seal the minutes from the non-public session RSA 91-A.3 (L) concerning consideration of legal advice. Ms. McCarthy seconded. The motion carried unanimously.

4. Adjourn.

Mr. Rini moved to adjourn the meeting. Mr. Pascale seconded. The motion carried, unanimously, and the meeting adjourned at 6:28 p.m.

Respectfully Submitted,

Meghan Rumph