

**Town of Northwood  
Conservation Commission Minutes  
January 13, 2015**

Chairman Steve Roy calls the meeting to order at 7:00 p.m.

**Present:** Chairman Stephen Roy, Vice Chairman Steven Hampl, James Ryan, Thomas Chase, Wini Young, Board Administrator Linda Smith, and Board Secretary Lisa Fellows-Weaver.

**Absent:** Paul Lussier, Alternate Loren O'Neil, and Alternate Michael Matson.

**MINUTES**

The minutes are postponed to later on in the meeting.

**CONSIDERATION of APPLICATIONS**

**Special Exception**

**Helton, 124 Allen Farm Rd. Map 220; Lot 12.**

Property owner Duane Helton is present along with Wetlands Scientist Marc Jacobs.

Mr. Helton states that the property is along Rte. 202A. He adds that there is 220' of frontage on 202A. He explains that he will be proposing to subdivide the property into 2 lots. He states that they have not been to the planning board yet. He states that the existing driveway is off 202A, which he utilizes but it is very dangerous to enter/exit; there is poor sight distance. He explains that they are proposing to access the new buildable area from Allen Farm Rd.

Mr. Jacobs provides an overview of the project and explains the drainage on the site. He states that there will be two wetlands crossing. The wetlands were delineated in September 2014 and a survey has been completed by Berry Surveying. He states that there will be twin culverts proposed to maintain the current drainage patterns. He states that there is an existing 21" culvert. He states that they are proposing one 12" culvert and two 15" culverts; choosing the two 15" will keep the profile of the road low as opposed to one 24" culvert. He notes that they do not make 21" culverts anymore. He adds that they are also using 2:1 side slope grading to tighten up the footprint and minimize the impacts in both locations. He states that the impact at crossing one is 834 sq. ft. and at crossing two the impact is 1,885 sq. ft. for a total of 2,719 sq. ft., which still is below the 3,000 sq. ft. maximum for the minimum impact permit.

Mr. Jacobs states that the proposed driveway location is an old skidder road, which will also minimize impacts.

Mr. Jacobs reviews other options available to minimize the impacts; however, the 1 acre requirement for creating two buildable lots would not be met.

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A brief discussion is held regarding the process. The commission reviews the application. Mr. Roy states that the project is the installation of a driveway. He asks about other options or alternatives.

A discussion is held regarding a driveway coming off of 202A. Mr. Jacobs states that a driveway off of 202A was never authorized by NHDOT, or by the town. Ms. Smith states that she believes the lot would not be able to be subdivided with the existing sight distance. Mr. Jacobs states that he has not applied to NHDOT for a permit; however, it was previously indicated that a driveway would never be approved for this area. Ms. Smith states that even having that permit the planning board has the authority to be more restrictive than NHDOT due to safety concerns and sight distance. Mr. Roy asks if there is no position coming off of 202A on either side that is available to achieve the sight distance. Mr. Helton replies yes, that is correct.

Mr. Chase asks about the types of wetlands. Mr. Jacobs explains that the soils are somewhat poorly drained and poorly drained with none being very poorly drained. He states that there are no vernal pools; however, the property was flagged in September. He adds that he did not see any secondary indicators. He adds that the soils are hydric soils, there is vegetation, and there were signs of hydrology.

Mr. Hampl states that he reviewed these plans at length. He comments that the packet of information is very detailed, and is very well presented. He states that he does not feel there are any problems with the proposal, and there are no issues with the plan set presented.

Mr. Chase asks about the elevations. Mr. Jacobs reviews the elevations of the existing house and the new building site.

Mr. Roy notes that the planning board's review could change or alter these plans and the overall proposal. Mr. Jacobs replies that he understands and adds that if the changes were minor they would apply for an amendment through NHDES.

Ms. Smith asks if the location of the driveway to the intersection was looked into. Mr. Jacobs states that he is relying on the surveyor, Berry Surveying and Engineering. He adds that ideally he would have liked to have had the driveway moved further away to allow for additional minimization of impacts.

Mr. Jacobs states that the driveway will be a gravel driveway.

**Mr. Roy makes a motion, second by Mr. Chase to sign the application.  
Motion passes unanimously; 5/0.**

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***Special Exception***

Mr. Roy states that the proposal appears to be a typical gravel driveway that is within the buffer. A special exception is required from the ZBA and the ZBA requires comments from the commission on whether the proposal is reasonably consistent with the intent of the buffer, as well as protective of the buffer.

Discussion is held regarding the slope and the vegetation. Mr. Chase asks how much higher the surface of the gravel road will be from the existing terrain. Mr. Jacobs reviews the elevations and contours; approximately 2 ft. Mr. Roy adds that there will be a 4 ft. shoulder. Mr. Hampl notes that the plan set indicated that the area will be stabilized as soon as possible to 85% or better for density. Mr. Jacobs states that they will be stabilizing 100%; however, it is not considered to be stabilized until it is 85% vegetated.

Ms. Smith mentions that in the past the commission has recommended to the ZBA that the surface remain pervious. She states that it is recommended to be gravel; however, it should be included in the special exception decision.

Discussion ensues as to the plan sets and the ZBA approvals. Ms. Smith explains that the plan the NCC has is the plan that the ZBA will consider for approval and will be the same plan that is provided to the planning board. She explains that as far as the special exception, the relief from the ZBA would need to be exactly as proposed to the conservation commission. If the location of the driveway should change then it would need to come back to the commission.

**Mr. Roy makes a motion, second by Mr. Chase, to send comments to the ZBA as follows:**

**The Northwood Conservation Commission (NCC) supports the special exception for the project, as proposed, with the recommendation of a condition in order to meet the purpose and intent of the Wetlands Conservation Overlay District: to restrict the driveway to remain a pervious surface from the street to a distance up to edge of the northern most wetland buffer north of wetland impact #2.**

**Motion passes unanimously; 5/0.**

**MINUTES**

**November 4, 2014**

**Mr. Chase makes a motion, second by Mr. Roy, to approve the November 4, 2014, minutes, as written. Motion passes unanimously; 5/0.**

**December 2, 2014**

**Mr. Chase makes a motion, second by Mr. Roy, to approve the December 2, 2014, minutes, as amended with edits that do not alter the content of the wording. Motion passes unanimously; 5/0.**

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**December 16, 2014**

**Mr. Chase makes a motion, second by Mr. Roy, to approve the December 16, 2014, minutes, as written. Motion passes 4/0/1.** Ms. Young abstains as she was not at the meeting.

*Mr. Ryan left the meeting at 7:50 p.m.*

**OTHER BUSINESS**

***Gary Binder, Bow Street. Map 230; Lot 40.***

Mr. Roy states that an additional letter was sent to Mr. Binder. No response has been received, to date.

***School Lot ~ Hemlock Tree***

Copies of an email are provided to members from Kevin Martin requesting that a site walk be held with the commission. Ms. Smith suggests waiting until we hear back from the Big Tree organization that it has been certified by them.

***Update Giles Cuttings***

Ms. Smith states that forest cutting is ongoing. Mr. Roy suggests that Mr. Moreno meet with the commission in late summer.

***Johnson Deed***

Mr. Roy states that he has reviewed the deed and notes that the acreage amount needs to be edited but other than that it looks fine. Discussion ensues regarding the topography and passive recreational uses of the lot. Mr. Roy suggests that wording be added to the contract relative to allowable uses of timber harvesting, agriculture practices, picnic areas, and walking areas.

***Parsonage Lot***

A discussion is held regarding addressing the Parsonage lot. Ms. Young will contact Sara Ward at CBNA to see if anything can be coordinated. Mr. Roy states that he may contact Crank Pullers as they may also be able to assist with clearing.

***Bear Paws Annual Meeting***

Ms. Young reminds members that the annual meeting is in Hooksett this weekend.

**ADJOURNMENT**

**Mr. Roy makes a motion, second by Mr. Chase, to adjourn at 8:16 p.m. Motion passes unanimously; 4/0.**

Respectfully submitted,  
Lisa Fellows-Weaver Board Secretary

*Official as of February 3, 2015*