

**Town of Northwood  
Conservation Commission Minutes  
August 5, 2014**

Chairman Steve Roy calls the meeting to order at 7:04 p.m.

**Present:** Chairman Stephen Roy, Vice Chairman Steven Hampl, Thomas Chase, Alternate Loren O'Neil, Board Administrator Linda Smith, and Board Secretary Lisa Fellows-Weaver.

**Absent:** James Ryan, Wini Young, Paul Lussier, and Alternate Michael Matson.

**Mr. Roy makes a motion, second by Mr. Chase, to postpone the minutes to the end of the meeting. Motion passes unanimously; 4/0.**

**CONSIDERATION of APPLICATIONS**

**Permit by Notification**

***Frank Barre, Yankee Clipper Council BSA, Blakes Hill Rd. Map 224; Lot 9.***  
Tom Swift, camp director for Camp Wah-Tut-Ca, is present.

Mr. Roy states that the application was emailed to him prior to this meeting as the application had been inadvertently omitted from last month's meeting. He explains that there was some information that should have been included in the application.

Frank Barre arrives. General discussion ensues.

Mr. Roy explains that he replied with an email to Ms. Smith noting a list of items that should be included with the application. This email will be forwarded to Mr. Barre. Mr. Swift states that they will work to get a completed application for next month's meeting for review.

**Expedited Permit**

***598 First NH Turnpike, LLC., 598 First NH Tpke. Map 222; Lot 23.***

Scott Frankiewicz of Brown Engineering and Surveying, is present representing the property owner, Peter Horne.

Mr. Frankiewicz states that the permit is not complete due to the fact that the Natural Heritage Bureau letter has not been received. He explains that there was a hit for potential impacts.

Mr. Frankiewicz provides an overview of the project. He explains that the project was originally filed as a site plan; however, has been changed to a two lot subdivision. He states that a variance was requested from the zoning board to build in the front portion of the lot to avoid the wetlands on less than 1 contiguous acre of uplands; however, the variance was denied. He states that he is now applying for a wetlands crossing to access the 1.48 acres to meet the zoning requirement. He states that the total lot is 5.2 acres with 445 ft. of

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frontage on Rte. 4. He adds that he has state subdivision approval, and NHDOT driveway approval. Mr. Frankiewicz notes that the subdivision application is currently before the planning board. He states that he plans to meet with the ZBA this month for the special exception for the wetlands crossing.

Mr. Chase asks what the future plans are for the property. Mr. Frankiewicz states that he is the listing agent for the property. He explains that the lot is currently on the market including all structures and if not sold, it will be relisted with the two lots subdivided if approved. Mr. Chase asks about the property layout. Mr. Frankiewicz explains that there is .82 acres of buildable area in the front of the lot and to be able to build they will need to cross the wetlands to access the rear of the property.

The application and plans are reviewed and general discussion is held.

Mr. Frankiewicz explains that the crossing is approximately 1,800 sq. ft. He is proposing a 15 inch culvert. He states that there was a NHDOT permit for the site plan proposal; however, with the traffic study review more sight distance was required.

Ms. O'Neil requests a construction sequence be provided for the crossing with the final application.

Mr. Hampl notes that section 2.3 should be checked off in the application.

General discussion ensues relative to the impacts.

Mr. Roy asks if the driveway is proposed to be paved. Mr. Frankiewicz replies that he is unsure at this time.

Mr. Frankiewicz states that he will resubmit the applications with the updated information for the September meeting.

A discussion is held regarding comments to be sent to the ZBA relative to the commission's findings for the special exception.

Mr. Roy states that the special exception is for projects that have some sort of structure or fill in buffer such that the commission may have a concern that there is proper sheet flow; whether the buffer is compromised; and whether it provides an adequate area to remove sediment before it enters the wetland. This project is a wetland crossing and the impact in the buffer is similar to the impact in the wetland, roads, apron.

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Ms. O'Neil asks about the amount of water on site. Mr. Frankiewicz explains that the area is dry most of the summer. He states that there is a little brook that collects some road runoff, which goes down into the property, then into the ground.

Mr. Roy asks if members would agree to send a memo to the ZBA noting any comments/concerns relative to the impacts along the buffer as long as they are similarly constructed to the impacts to the driveway and apron through the wetland.

**Mr. Roy makes a motion, second by Mr. Chase, to send a memo to the ZBA stating that the commission does not have any issues with the special exception as the buffer is adequately being managed in the context of the property. Motion passes unanimously; 4/0.**

**Standard Dredge and Fill Application**

***Tracey Degnan, Yankee Clipper Council BSA, Blakes Hill Rd. Map 224; Lot 9.***

Ms. Degnan from Rockingham County Conservation District, (RCCD) is present representing the Boy Scout camp. Ms. Degnan explains that RCCD is working with Natural Resources Conservation Services (NRCS) for restoration projects. She states that RCCD acts as the land owner, hires contractors, manages contracts, and then NRCS conducts the final inspection. If the standards are met, the contractor is then paid by RCCD. She states that a few projects are completed and it is a well-managed process.

Ms. Degnan provides an overview of the 182 acre parcel. She explains that the project is a restoration project to restore/repair three stream crossings with a total wetland impact of 1,806 sq. ft.; 128 linear feet. She states that none of these impacts are within the prime wetlands.

Ms. Degnan states that there are natural heritage hits and she refers to the map and notes the specific hits. She also notes that the NH Fish and Game Dept. has been involved with reviewing this application.

Ms. Degnan reviews the three proposed impacts and the sites. She states that site one replaces an existing failed 20'x36" culvert with a rock lined channel. Site two replaces an existing 17' long 24" diameter culvert with a 22' wide concrete box culvert. Site three is replacing an old stone culvert and stone road fill with a 40' wide concrete box culvert to restore hydrology restoration and to continue allowing access for passive recreational use, wildlife and forestry management. She states that all three crossings will involve erosion and sediment controls and installation of practices as noted in the engineered plans.

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Additional discussion ensues as the commission reviews the application and materials. Mr. Roy states that there is much detail within this packet. He states that this type of application requires many checks and balances throughout NHDES. Mr. Roy explains that by not signing the application, the commission is preserving their right to appeal. He states that it will not slow the project down. Members agree that the application should be signed.

Ms. Degan notes that the abutter's notification letters have not been sent out to date. **Mr. Roy makes a motion, second by Mr. Chase, to sign the application with the condition that the copies of the certified receipts for the abutters notices are returned and attached to the application tomorrow. Motion passes unanimously; 4/0.**

Ms. Degan requests that the minutes be forwarded to David Price of NHDES.

**Budget**

***2015 Budget***

Ms. Smith provides copies of this year's proposed budget and expenditure report. General discussions are held regarding the various accounts.

Ms. Smith explains the contracted services line is to cover fees for services. Mr. Roy mentions the grants received through NALMC for a natural resource assessment and management plan for the connected 2,600 acres around the pond; however, the Yeaton property is not included. Mr. Roy states that he has mentioned a scope of work to a contractor that could cost up to \$1,500. and this money could come from the contracted services line. Discussion ensues regarding the town's acquired land.

Ms. Smith explains the process of encumbering funds. Mr. Roy states that he will follow up with this project and proceed to acquire a contract and report, and present more of the detail at the September meeting. **Mr. Chase makes a motion, second by Mr. Hampl, for Mr. Roy to proceed with looking into a scope of work and contract for the September meeting. Motion passes unanimously; 4/0.**

**Mr. Roy makes a motion, second by Mr. Chase, to recommend the 2015 conservation commission proposed budget to be \$4,752, which is level funded. Motion passes unanimously; 4/0.**

**PENDING/SUMMARY OF ACTION ITEMS TO BE DONE**

***Follow up: Charlie Moreno - Giles Lot***

Ms. Smith states that Mr. Moreno has selected a contractor for the cutting of the Giles lot and should be moving forward by the end of August. He will be sending the work contract for the selectmen's signature.

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**OTHER**

***Chandler Site Walk***

Mr. Hampl states that he and Mr. Chase attended the site walk. Mr. Chase states that the parcel is a very large parcel and there are many constraints with the wetlands in the rear and Pleasant Lake in the front.

Ms. Smith explains that at the planning board meeting the surveyor gave an overview of the project and explained the wetlands area to the planning board. Ms. Smith states that the surveyor is not certified to delineate the wetlands on the plan and instead digitized the wetlands from the town map. She states that with the wetlands not delineated it will be a moving target as to whether or not there will be impacts. She states that it is a requirement that the wetlands be delineated and this is a prime wetland.

Discussion ensues relative to the woods road, which goes into the prime wetlands. Ms. Smith states that the planning board did not understand that the conservation commission was involved in such an extensive process in order to designate prime wetlands or the significance of the prime wetlands. She states that there was also discussion at the planning board meeting if the commission would consider the idea of only the area of the house to be delineated as acceptable.

Costs were also discussed and Ms. Smith indicates that if the property owners were to impact any of the wetlands, NHDES would then be involved and the costs could be greater than the costs of the delineation.

Mr. Chase states that the owners would typically build towards the lake, the front of the lot, not have a lengthy driveway to the rear of the property and disturb the wetlands in the process.

Ms. Smith asks if any members are interested in attending the next planning board meeting to speak on the Chandler subdivision proposal relative to the prime wetlands and possible impacts. Mr. Roy offers to attend. **Mr. Roy makes a motion, second by Mr. Chase, for Mr. Roy to attend the next planning board meeting on behalf of the commission. Motion passes unanimously; 4/0.**

**MINUTES**

**July 15, 2014**

**Mr. Chase makes a motion, second by Mr. Roy, to approve the minutes of July 15, 2014, as written. Motion passes; 3/0/1.** Ms. O'Neil abstains as she was not at the meeting.

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**June 3, 2014**

**Mr. Roy makes a motion, second by Mr. Chase, to approve the minutes of June 3, as written. Motion passes; 3/0/1.** Ms. O'Neil abstains as she was not at the meeting.

**ADJOURNMENT**

**Mr. Hampl makes a motion to adjourn. Mr. Roy seconds. Motion passes unanimously at 8:47 p.m. Motion passes unanimously; 4/0.**

Respectfully submitted,

Lisa Fellows Weaver  
Board Secretary

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