

**Town of Northwood
Conservation Commission Minutes
December 16, 2014**

Chairman Steve Roy calls the work session to order at 6:30 p.m.

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

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

MINUTES

The minutes are postponed to the next meeting.

CONSIDERATION of APPLICATIONS

Special Exception

Camp Yavneh; Map 124; Lot 15 ~ Continued from December 2, 2014

Camp Yavneh is seeking a special exception from Article VI, Section (A)(4)(a)&(b) to construct a bridge for the productive use of land not within the Wetlands Conservation Overlay District and to place a structure within 20 feet of the edge of a wetland.

New plans are provided and reviewed for the proposed bridge. A discussion is held regarding the brook and the actual proposed location of the bridge crossing.

Mr. Roy states that there is no stamp from a wetlands scientist. This will need to be provided.

Ms. O'Neil asks if the brook is a seasonal brook or if it runs year round. Ms. Smith states that it does not run all of time. Mr. Roy states that he recalls seeing the brook labeled as a perennial stream. Ms. Smith adds that the applicant has indicated that the brook is sometimes dry. Mr. Roy states that the brook is probably an intermittent stream and it is storm water from Rte. 43.

The bridge schematics are reviewed along with the buffer information. Mr. Roy explains that these types of crossings are not just impacts to the buffers there is impacts to the wetlands and a stream crossing may be needed.

Mr. Roy states that it appears that the proposal is to impact the buffer with a gravel surface as opposed to something that is paved. He adds that the commission has indicated that there be pervious surfaces for the buffer in the past. He states that he does not have any other issues.

Mr. Roy states that the applicant still needs to go to the ZBA as they require a special exception because they are proposing activity in the buffer itself; the

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road approaches to the bridge. Ms. Smith states that the permanent concrete castings are within the buffer. She states that because that they are touching down on the higher points of the banks NHDES has told them that a permit is not necessary.

Mr. Roy states that the abutments are within the 20 ft. buffer. He states that the bridge would need to be 50-60 ft. to avoid any impact. Mr. Roy states that they are grading on either side of the gravel approach road.

Additional discussion is held regarding another bridge crossing in town as well as snowmobile crossings.

Ms. Smith states that they are trying to keep the bridge span as short as possible. She adds that the applicant has stated that the brook is really just a trickle. Mr. Roy notes that the plans indicate a perennial (year round) flow. He explains that intermittent is seasonal flow and ephemeral is snow melt only. Pictures are provided and reviewed. Mr. Roy notes that a cut sheet (profile) has not been provided by the wetlands scientist. Further discussion ensues. Mr. Roy states that it appears that the abutments are being placed right along the edge of the bank. He adds that the abutments are 4 ft. below grade with a stone base. Ms. O'Neil comments on the pictures, noting the proportion of the coffee cup to the width of the brook.

Mr. Roy states that the width that the wetland scientist flagged is essentially the bank boundary so it is likely that there is some impact to the edge of eroded bank, which is at least 10 ft. wide. He states that whether or not the entire streambed is filled with water is another matter. However, there is evidence of enough erosion that the area was flagged as the boundary. He adds that with this style of approach it keeps the structures out of the brook; it is not a box culvert bridge so it does not install into the streambed of the brook. The bridge detail is further reviewed.

Mr. Roy states that he does not have any issues with the proposal as long as they stay out of the stream and there is a gravel bed, as long as it is fully a span bridge that stays out of the jurisdictional boundary. He states that the gravel road is what impacts the buffer the most.

Mr. Roy states that the wetlands scientist needs to provide a letter or stamp these plans. Ms. Smith states that the ZBA can require this as a condition of approval. She adds that the commission can also require that the area remains as a gravel road in order to meet the intent of the Wetlands Conservation Overlay District.

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Mr. Ryan recalls that at the last meeting the commission requested comments from the building department. Mr. Roy replies that the commission is reviewing this in the context of the wetland buffer and that we must provide comments to the ZBA for the special exception related to impact to the wetlands buffer. Any structural matters would be addressed by another department and he adds that he is not inclined that the commission provides structural comments. Ms. Smith states that the structure aspect (permit) is not the jurisdiction of the commission. Mr. Ryan states that this should be determined. Ms. Smith states that a permit will need to be obtained from the building department. Mr. Ryan states that he does not feel he can support this project until he has all of the information. Ms. Smith states that the commission is not being asked for whether they approve the project or not. The issue is to look at the impact that is occurring to the wetland buffer and whether you feel that the proposal is reasonable per the Wetlands Conservation Overlay District or if there are other recommendations.

Ms. O'Neil states that a site walk could be conducted. Mr. Roy states that he does not feel that a site walk is necessary as the proposal is really a driveway with a bridge; it is not a thoroughfare or road. Ms. Smith states that the road will only be going through the camp; there is no connection from this road to the main road. She adds that if it were to access onto Lower Deerfield Rd. then a change would be needed to their site plan. It is being built to handle car traffic and will be used for access for the residents in the house to travel to the camp property via golf carts.

Additional discussion is held regarding other options, such as a box culvert. Mr. Roy states that this proposal is the least impact.

Mr. Roy makes a motion, Ms. O'Neil seconds, to forward comments to the ZBA as follows:

The Northwood Conservation Commission believes that the proposed configuration presents the least impacting alternative to the stream bed, and further recommends the following items be added to the plan as part of the special exception approval (to meet the purpose and intent of the Wetlands Conservation Overlay District):

- **A note that indicates that the road remain a gravel road 20 ft. back from edge of the wetland buffer on either side (approach to the wetland buffer); and**
- **The certified wetland scientist who flagged the wetland and buffer provide his/her stamp and signature to the approved plan.**

The motion passes; 4/1. Mr. Ryan is opposed.

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Ms. Smith states that the applicant has indicated that they do not need a letter from NHDES. She asks if Mr. Roy agrees with that. Mr. Roy states that he does not feel that a letter from NHDES is necessary as a previous site walk with an NHDES member indicated that as long as the span is far enough from either side of the stream bank. Ms. Smith states that she has heard the same. The commission members agree.

ADJOURNMENT

**Mr. Roy makes a motion, second by Mr. Chase, to adjourn at 7:08 p.m.
Motion passes unanimously; 5/0.**

Respectfully submitted,

Lisa Fellows-Weaver
Board Secretary