

**Town of Northwood  
Conservation Commission Minutes  
August 1, 2023**

Chair Levergood called the meeting to order at 7:15 p.m.

**Present:** Chair Grace Levergood, Grace Mattern, Priscilla Merrill, Steve Hampl, Tom Chase, Michael Romano, and Alternate Susan Romano. Vice-Chair Wini Young participated electronically due to medical reasons.

**Town Staff:** Land Use Administrative Assistant Lisa Fellows-Weaver.

**MINUTES**

***July 12, 2023***

**Chair Levergood made a motion, seconded by Mr. Romano, to approve the minutes of July 12, 2023, as written. The motion carried 6/0/2. Ms. Merrill and Ms. Romano abstained as they were not at the meeting.**

**Public Input** – none

**Appointments**

*Special Exceptions Application*

*LSF, Inc. Richard Daniels, 268 Jenness Pond Rd. Map 203; Lot 19*

John Newman of NH Land Consultants represented the application along with Damon Burt of Fraggie Rock Environmental.

Mr. Newman provided an overview of the plan. He stated that the proposal is for a four lot subdivision. The property has recently been surveyed. There is an existing structure on lot 19 that was recently built. Two shared driveways are proposed for the four lots with two access points, with multiple impacts; hatched areas were noted on the plans as the impacts. The common driveway for lots 19 and 19-1 has three impacts, 2,240 sq. ft. 1,920 sq. ft., and 1,420 sq. ft. Impact #4 affects the other common driveway, which services lots 19-2, and 19-3, as well as an access way for Map 202; Lot 2; the overall impact is 300 sq. ft. No wetlands are impacted and there is no alteration proposed to the driveways. He added that the wetlands were delineated last fall.

Chair Levergood noted that the plan is not stamped by a wetland's scientist. Mr. Newman stated that the plan would be stamped once the plan is final.

A discussion was held regarding an agreement for the shared driveways. Mr. Newman stated that each driveway services two lots and there will be an agreement created for the shared driveways.

Ms. Romano noted that there are a lot of impacts proposed for one of the driveways. Mr. Newman explained there was an easement for logging in the 1990's.

A discussion was held relating to the plan for the roadways. Mr. Newman stated that the roadways are proposed to be gravel. Mr. Chase stated that the driveways could be paved in the future, resulting in additional concerns, with the potential for more runoff. Mr. Burt stated that currently there are ditches for draining the water, and the driveways would be maintained.

A site walk was scheduled for August 9, at 2:30 p.m.

The item was continued to September 5, 2023.

*Special Exceptions Application:*

**Town of Northwood  
Conservation Commission Minutes  
August 1, 2023**

*Jeffrey Cole Builders, LLC, 721 First NH Tpke. Map 222; Lot 41.*

John Newman of NH Land Consultants represented the application along with Luke Hurley of BSC Group, who will be preparing the wetland permit.

Mr. Newman provided an overview of the plan. He stated that there is an existing structure on site with an existing driveway with two 12" RCP culverts. The Applicant is proposing to subdivide the parcel into two lots and use the existing driveway, which will be upgraded to a common drive with an increased width to 16'. There are two wetland buffer impacts and one wetland impact. The wetland impact is due to the upgrade of the driveway. The proposal is to replace the existing culverts with one 24" HDPE culvert, which will impact 2,000 sq.ft. of wetlands as well as two wetland buffer impacts. The wetland buffer impacts will be 1,100 sq.ft., adjacent to Rte. 4; on the interior side of the wetland buffer. These impacts will be 1,300 sq.ft.; impacts are required in order to access the buildable area of the parcel.

Chair Levergood asked about the elevations of the parcel. Mr. Newman replied that they have not done the elevations yet.

Mr. Hurley stated that the wetlands permit will be pursued. The culverts shown will be widened; the construction proposed for the existing driveway will not increase the impacts. He noted that the building is at the back of the property. He explained that the wetlands drain from Town Works Way over onto the east side and will continue to flow from east to west. He stated that there is a 70 acre water shed. He continued to explain that there is an intermittent stream and there has been some flooding out over on the inlet side, the water flows over and then re-channels. The impact is 2,000 sq.ft. due to widening the driveway. The culvert is proposed to be 20'x24"; the proposal is standard with minimum impacts. He added that the Blanding Turtles were noted on the endangered species list.

Ms. Romano noted that other options for the driveway would be longer and be more of an impact. Mr. Hurley stated that the least impact to the wetlands is the proposal presented.

Ms. Young asked about any concern of contamination of the well water due to the close proximity to the transfer station. Mr. Hurley stated that they could look into that. He added that the well would be further back. He noted that there will be additional information provided in both the wetland and the Army Corp applications.

A site walk was scheduled for August 9, at 3:30 p.m.

The item was continued to September 5, 2023.

**New Business**

*Review Hannaford Site Plan - Easements & Monitoring Responsibilities*

This item was continued to September 5, 2023.

**Old Business**

*250<sup>th</sup> Celebration – Report*

An overview was given of the 250<sup>th</sup> Celebration. Members stated that there was a great steady crowd and Ms. Young's display board and the map were both beautiful and

**Town of Northwood  
Conservation Commission Minutes  
August 1, 2023**

valuable as it showed the Town's green space; it was appealing to visitors to see the space that has been conserved.

Also mentioned was the need for a table banner should the Conservation Commission continue to attend these types of community events as well as the need for copies of trail maps.

Trails Day

A discussion was held regarding accessing trails and creating a trail committee. It was mentioned that the Great Woods trails are not mapped, and this should be looked into.

Hosting hikes throughout the year was also discussed and having a Trails Day. The Commission agreed to host a hike of Saddleback Mountain for September 23, 2023; this is a three-mile loop and is a moderate walk. Notification to be added to the website, Facebook pages, various business, and the Town sign.

**Town Staff Items**

Intent to Cut Requests:

Coe Farm Road – Map 213; Lot 1 & 2

Coe Farm Road – Map 215; Lot 33

Jeness Pond Road/Long Pond Road – Map 212; Lot 65

Olde Canterbury Road – Map 216; Lot 75 & 77

The Intent to Cut requests were reviewed. No action was required.

NHDES Correspondence - None

Other:

Rules of Procedure

Proposed changes were read and will be read again at the beginning of the next meeting, and then voted on.

**Chair Report/Comments**

Lamprey River Advisory Committee – Grace Levergood

Chair Levergood stated she serves on the Lamprey River Advisory Committee (LRAC). She explained the role of the LRAC and stated that Northwood is a part of the Lamprey River Watershed. She stated that they are looking for members to serve on the committee and trying to find out what people's concerns are. Funding was briefly mentioned for tributaries. Also mentioned were The Betty Meadows, Guptill property, Saddleback Mountain areas, for possible projects and interest in looking for funding for trail areas. Also noted was to reach out to Bear-Paw Regional Greenways for funding of projects.

Master Plan Natural Resource Chapter – Grace Levergood

Chair Levergood stated that she received an email regarding updating the Natural Resources Chapter of the Master Plan. Members mentioned one area to consider would be the Big Woods. A discussion was held regarding what the Commission would want to conserve and also options for recreation. The Commission requested to meet with the Master Plan Steering Committee and the consultant for further discussion, planning, and goals.

**Town of Northwood  
Conservation Commission Minutes  
August 1, 2023**

**Correspondence**

*NH Lakes – Donation Request*

A request for the Commission's annual contribution of \$100 was received from NH Lakes. Ms. Weaver noted that \$100 has been allocated in the Commissions budget for dues/memberships.

Members agreed that the NH Lakes is a great organization to support; it is important to have groups and people that care and support lake protection activities.

**On a motion made by Chair Levergood, and seconded by Mr. Mattern, the Commission voted unanimously, by roll call vote, to continue support of the lakes and conservation and make a contribution in the amount of \$100 to NH Lakes, as requested.**

***Upcoming Meetings***

Ms. Young mentioned the current ZBA application for Kramas Lane. Ms. Weaver stated the application was continued to August 17. A special exception is required, therefore allowing the Commission the opportunity to comment.

**ADJOURNEMNT**

***Motion to adjourn was made by Chair Levergood, seconded by Ms. Merrill, and unanimously accepted, by a roll call vote, at 9:15 p.m.***

Respectfully submitted,



Lisa Fellows-Weaver,  
Land Use Administrative Assistant