

## Northwood Conservation Commission

---

**Subject:** Site walk on Jeffery Cole Builders, LLC Proposed Subdivision -Map 222 -Lot 41

**To:** Conservation Commission File

**From:** Grace Levergood, Northwood Conservation Commission (NCC)Chair

**Date:** August 10, 2023

---

Representatives of the Conservation Commission and others, 5 total, met with representatives from NH Land Consultants (John Newman and Scott Frankiewicz) and Luke Hurley, the wetlands scientist from Boston Survey Group, to walk the impacted wetlands areas of the lots on Wednesday, August 9 at 2:30 pm. The landowner proposes to subdivide his property into two buildable lots. The access road to these lots will cross wetland areas, replace two existing 18"-12' RCP culverts, and fill in portions of wetlands that feed into Tucker Brook (tributary of the Merrimack River). The Commission members wanted to examine these areas.

The existing gravel access road that leads to a cabin has been in place for at least 20 years. The roadway has been overtopped many times and needs of an upgrade if the lots are to be developed. The proposed plan includes an upgraded 20"-24" RCP culvert that can pass the 50-year storm event. The roadway will be raised at least 2 feet in elevation and widened to 16 feet. The consultants need to submit a NHDES wetlands permit application and confer with NHF&G regarding endangered species (blanding turtles) in the area. A NHDOT driveway permit will be required for upgrading the access off of Rte 4 adjacent to the Northwood Transfer Station access road. According to Mr. Hurley, the stream is intermittent but was flowing during the site visit.

The Commission members would like to see cross sections of the proposed stream crossing and the NHDES wetlands permit application which will include the NHB inventory results. Once these materials have been reviewed by the NCC, the project could be discussed at an upcoming NCC meeting and a memo sent to the Zoning Board.