

Northwood Conservation Commission

Subject: Site walk on LSF, Inc Proposed Subdivision -Map 203 -Lot 19

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 the landowner, Richard Daniels, to walk the impacted wetland areas of the lots on Wednesday, August 9 at 2:30 pm. The landowner proposes to subdivide his property into four buildable lots. The access roads to these lots impact the 20- foot wetland buffers. The Commission members wanted to examine these areas. The existing gravel access roads have been in place for 50 years. These roads have created some of the upstream wetlands by acting as berms. The access road for Lot 19-1 currently has two CMP 12” culverts that aid in draining the uphill wetlands. The access road to Lot 19-2 has a lesser impact on the 20-foot buffer to an existing fire pond. The width of the existing roadways are under 18’. There is no intention of paving these roads. The owner would rather not widen them to 18’ as requested by the Town since this will tend to fill in the wetlands on either side of the existing roads.

The Commission members have no major concerns with this proposed special exception application as long as the existing roads remain unpaved and preferably not widened to 18 feet. The project should be discussed at the next NCC meeting (9/5/2023) and a memo sent to the Zoning Board.