

OFFICIAL MINUTES

Northwood Conservation Commission

Subject: Site walk on Cowan property on Kramas Lane, Map 102 Lot 9, for special exception application for ZBA Case 23-17

October 12, 2023

Attendance: Grace Levergood, Chair, Wini Young, Vice Chair, Lisa Fellows-Weaver Land Use Administrative Assistant, Grace Mattern, Mike Romano, Susan Romano, Tobin Farwell of Farwell Engineering

Conservation Commission met at 8:30am. Mr. Farwell arrived at 9:00am.

The Commission members viewed the shoreline and recommend that the landowner follow the NHDES Environmental Fact Sheet "Vegetation Management for Water Quality" regulations. It was noted that a 6 foot wide path will allow access to the lake and the remaining shoreland area will remain in its natural state. It was noted that shrubs had been cleared in the shoreland area.

The wetland restoration of 562 square feet of wetland required by the wetland permit 2019-01123 (that is valid until 2024) has been completed and Mr. Farwell located it for the CC members to observe. One Japanese knotweed plant was observed near that area but no other invasives were observed indicating that the Applicant has complied with the invasive plant removal request. The area for which the wetland permit has been issued for impacting 92 square feet of wetland in order to excavate a ditch 4 feet deep and 10 feet wide for the pipe to carry septic waste was observed.

The wetland buffer area for which the Cowan's need a special exception, was observed northwest of the foundation that is to be removed. It is recommended that the equipment required for the removal approach from the south east edge to avoid impacting that buffer/setback area as much as possible. After the house is constructed, the area will be seeded. Silt socks will be placed to protect against erosion and runoff during these processes and on the slope of the hill with the septic discharge area when and if that needs to be replaced. The driveway will be gravel and there will be lawn between the driveway and along the gravel path to the back of the house. The circles on the current plan indicating a boulder wall in that area are in error; there is no boulder wall there now nor is one intended to be placed there. The new foundation which will be a concrete slab with a crawl space with a bulkhead was noted. No additional fill will be added to the property.

The site walk ended at 10:00am.

Submitted by Wini Young