

**Town of Northwood
Conservation Commission Minutes
February 23, 2022**

Vice Chair Romano called the meeting to order at 7:08 p.m.

Present:

Chair Grace Levergood, Wini Young, Vice-Chair Susan Romano, Grace Mattern, Priscilla Merrill, and Steve Hampl

Town Staff present:

Land Use Specialist Linda Smith.

Special Exception Application

- Harding Metals, Harding Metals, INC, 42 Harding Drive Map 234 Lots 76&79. A special exception for two wetland impacts (for access ways, of 400 square feet and 1,070 square feet) as specified in the Zoning Ordinance, Article VI Section A. (3)(h)

John Newman LLS from NH Land Consultants and Damon Burt of Fraggie Rock Environmental are present to represent the applicants. They provide an overview and explain the plans which are distributed to conservation commission. There are two separate crossings. Ms. Young asks where the water is flowing. Mr. Newman explains that it is being directed along the same area and will flow into a treatment area, before eventually going into a wetland area. Ms. Young asks about monitoring wells was present to discuss the application. Mr. Newman responded that they mapped the ones that they saw on site.

Discussion is held on the drainage coming from the Irving gas station. It is noted that nothing will change as far as what exists now from the Irving site.

Ms. Young expresses concern that contaminants could end up going into the wetlands due to the fact that there are hazardous materials on the site, and additional pervious surfaces are being proposed. It is determined that this matter should be directed to the planning board, rather than within the scope of the special exception.

Additional discussion is held on the concerns that could be relayed to the planning board relative to the surface water/contaminants going into the wetland. Further discussion is held on how the Irving run off affects the flow of what is being proposed on the site. Mr. Newman states that they do not have control of what happens off site, and it is not expected to change by the Harding proposal.

Mr. Newman states that the total wetland impact is 1760 sf with Crossing 1 being 400 sf and Crossing 2 being 1360. They have reviewed the site to determine the areas where there would be the least impact. The crossings are needed to access the proposed maintenance building on the site. He adds that the crossings are considered small by DES standards. This is a forested wetland and there is little flow involved. He believes this area is a field that has become filled in with trees/shrubs.

Chair Levergood states that most of the concerns the commission has are items that need to be addressed to the planning board, not the special exception application. She adds that the commission has signed off on the wetland permit.

Ms, Young asks if the zoning board has done a site walk. Ms. Smith states no, the planning board has at part of their application process.

The Harding Metals representatives leave the meeting.

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Additional discussion is held on issue of the monitoring wells and whether there will be further contamination. Ms. Romano states that they are typically self monitoring. Further discussion is held on how the stormwater will be pre and post development. Reference is made to the letter written by Planner James Burdin for his comments.

Ms. Levergood will provide a memo to the ZBA based on tonight's review of the zoning board application.

Motion is made by Grace Mattern, second by Susan Romano for Ms. Young to represent the commission to speak on this matter to ask questions or to gather information for the commission relative to the site plan proposal. Vote 6/0.

Motion is made by Susan Romano, second by Wini Young for Chair Grace Levergood to provide a summary of the comments of tonight's meeting to the ZBA for the special exception application. Vote 6/0.

Motion to adjourn is accepted at 8:37 pm

Linda Smith

Linda Smith, Land Use Specialist