

**Town of Northwood
Conservation Commission Minutes
September 6, 2022**

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

Present: Chair Grace Levergood, Vice-Chair Susan Romano, Wini Young, Grace Mattern and Tom Chase.

Absent: Steve Hampl

Town Staff: Land Use Specialist Linda Smith, Land Use Administrative Assistant Lisa Fellows-Weaver (Temp).

MINUTES

Chair Levergood made a motion, seconded by Mr. Chase, to approve the minutes of July 5, 2022, as amended, with edits that do not alter the content. Motion carried; 3/0/2. Ms. Young and Ms. Romano abstained as they were not at the July meeting.

Jean Pinard, 26 Newman Drive, Map 125, Lot 14.

The Northwood Zoning Board of Adjustment (ZBA) has requested comments from the conservation commission on the zoning board variance application for a carport to be located within the 20' wetland buffer (setback).

Ms. Romano recused herself as she is the wetlands scientist for the project.

Ms. Smith gave an overview of Mr. Pinard's project. She explained that Mr. Pinard had a pre-existing, non-conforming carport on his property that he removed, and then filed for a variance to replace with a garage. After several hearings with the zoning board, Mr. Pinard withdrew the application for the variance for the garage. He then proceeded to put the carport back up. Code Enforcement Officer Will Dinsmore told him a variance was needed, as the non-conforming status of the structure was lost when he removed the carport, as it no longer exists. Currently, Mr. Pinard needs a variance to have the carport re-installed and has filed a new variance application. The commission needs to consider this request for a new carport, not to be compared to the garage or prior carport applications as they do not have any connection to this application. The application is for a variance, not a special exception; however, the zoning board has requested the conservation commission to provide their comments on the current application.

Ms. Levergood provided a picture of the carport location; shown only as a frame.

General discussion ensued as the Commission reviewed the plan, ZBA August 22, 2022, meeting minutes, and the shoreland permit. Members noted that the carport will be placed over a paved driveway. There is an existing stream that flows under the road, through the Pinard's property, and into Lucas Pond. It was also noted that the majority of the carport is located within the wetland buffer. Ms. Levergood mentioned that there will now be runoff from the roof of the carport. The ZBA minutes indicated that Mr. Pinard had stated he had been approved by NHDES and described a rock drainage system that was required by the Shoreland Permit for the garage, which he indicated at the ZBA meeting he would still plan to add this drainage system for the carport. The roof drip line management system was described in the ZBA minutes and noted on the plan provided to be a 2 ft wide by 1 ft deep drip line along the carport, currently proposed as 9.3 inches.

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Mr. Chase stated that if the lot was not built upon none of this could be built today as it violates setbacks, lot size, and there is a wetlands encroachment, and other factors. However, it does exist, and the Town is not requesting the property owner to replace the permeable surface. He asked what the harm is to have a carport over the top of a paved driveway assuming that there is a dripline management drainage system. Mr. Chase added that the alternative would be a car on the pavement that could have petroleum issues, which would drain into the lake.

Ms. Mattern commented that she does not believe that this is a significant difference. She added that with the drainage system proposed, it will be better than a car on the driveway.

Ms. Young stated that the proposal was previously approved by NHDES for the garage. She stated that, overall, the drainage system would be an improvement.

Ms. Levergood made a motion, second by Ms. Mattern, the Commission will send a memo to the ZBA requesting that if an approval is granted that it include the condition that a roof drip line management drainage system as noted in the NH Shoreland Permit (for the garage) be part of the approval, Motion passed unanimously; 4/0.

Ms. Romano returned to Commission.

ADJOURNEMNT

Motion to adjourn was unanimously accepted at 7:52 pm.

Respectfully submitted,



Lisa Fellows-Weaver,

Land Use Assistant (pro-tem)