

GREENLAND CONSERVATION COMMISSION
MONTHLY MEETING MINUTES

MONDAY, September 12, 2011

Members Present: Chair Chip Hussey, Bill Bilodeau, Nancy Zuba, and Jean Eno

Agenda

1. Martin Loren Associates LLC Applicant

Attending: Leonard M. Schwab, Ph.D., P.E., Consulting Engineer
Marc E. Jacobs, Certified Soil Scientist
John Chagnon, PE, LLS from Ambit Engineering
Jerry Lapriore, Realtor from Keller Williams,
Coastal Realty

Conceptual presentation for development of two parcels of land: 11.97 acres in Parcel One is owned by Jarib "Ted" Sanderson (Tax Map R-10, lot 4) with 160 feet of Winnicut River frontage. Parcel Two, owned by Leonard M. and Frances L. Schwab, (Tax Map U-6, Lot 44) contains a small old cottage, storage shed and veranda. (These structures will be demolished during the project in Phase Two if approved.) This parcel includes 234 feet of Winnicut River frontage.

The combined parcels extend from Sunset Drive and Riverside Lane with an access to Tuttle Lane.

Option One: the property would be developed for four (4) single family homes connected by a long drive that would have four wetland crossings, one of which would be a "major" crossing.

With ZBA variance and Planning Board approval the parcels will be merged for Multi-Family residential units. Conservation easements or set-aside would be established for the parcels. (Option Two.)

Option Two: the property would be developed into two multi-family residential rental units with two bedrooms, 1.5 bath, and garage for each unit.

Before feedback can be provided by the Conservation Commission a site walk will be done on September 17, 2011 at 1:00 pm. Ms. Jean Eno will be the contact for the GCC and Mr. Jerry Lapriore will be the contact for Martin Loren Associates. Ms. Eno, Mr. Bill Bilodeau and Mr. Chip Hussey will attend the site walk and Chair Rick Mauer will be informed of walk.

The Board discussed the use of gray water, impervious cover, sensitive wetland areas on the parcels, water runoff, very poorly drained soil setbacks and having buffers more clearly defined on the plans and it was established that test pits have been done on the property. Mr. Bill Scott, Attorney, will present the request for a variance to the ZBA on October 20, 2011.

2. Review Minor Subdivision for Planning Board: 207 Winnicut Road
Attending: Chip Hussey

Mr. Hussey advised that he met with the Planning Board twice and they have requested him to meet with the Conservation Commission. Mr. Hussey wishes to build a house for his daughter at the 207 Winnicut Road location. The primary concern is whether the buffer size should be 50' or 75'. There is a request for a variance for septic from the Zoning Board of Adjustment.

Mr. Hussey In excess of 75 feet from Thompson Brook and 75 feet from wetland, this will permit the installation of all utilities in the swale and move the driveway to follow the property line.

There were two points after discussion:

1. 75 foot buffer from poorly drained soils
2. See what options are available for septic systems and see if 75 foot buffer could be attained for septic system.

3. Discussion of Wetland Conservation District

Wetland Conservation Area:

- Wetland Buffer: 75 feet tidal
- Wetland Buffer: 50 feet inland

Conservation District:

- Overlay of all of Greenland wetland and 75 foot buffer from all poorly drained soils.

4. Dredge and Fill Abutters

The Board discussed the requirements of notifying abutters, specifically if abutters need to be notified if the property could be impacted by dredge and fill activities.

5. Requirements for Site Plan Review by GCC

At what point should applicants be requested to come before the GCC for site plan review? Specific wording and conditions to be outlined and will be discussed at October meeting.

6. Approval of May 2, 2011 Minutes

Motion 1:Ms. Nancy Zuba motioned to approve the minutes from the May 2, 2011 meeting. Mr. Chip Hussey seconded the motion. All were in favor.
MOTION CARRIED.

7. Mail

DHS Federal Emergency Management Agency
DES Wetlands Non-Site Specific Permit, 2008-02169 Portsmouth Ave and
Bayside Rd
Culvert Replacement Rte 33
FEMA Risk Map
FEMA Meeting-Flood Risk
Town of Newington: Nitrogen in Great Bay

Great Bay Matters
Conservation Matters

8. Annual Conservation Monitoring

Annual walk of Weeks Conservation Easement Property, November date suggested by Chair Mauer, after hunting season (via email). Ms. Jean Eno walked a portion of the property and flagged invasive species found on the property. This information should be included in annual report. To be further discussed at October meeting.

9. October Meeting

The Conservation Commission's October meeting will be held on October 3, 2011 at 7:00 PM.

Meeting adjourned.