



CONSERVATION COMMISSION
Town of Greenland • Greenland, NH 03840
575 Portsmouth Avenue • PO Box 100
Phone: 603.431.7111 • Fax: 603.430.3761
Website: greenland-nh.com

MINUTES OF THE CONSERVATION COMMISSION

Wednesday, January 14, 2015 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Chip Hussey, Bill Bilodeau, Laura Byergo, Joe Fredericks, Kevin Lucey

Members Absent:

Chair Hussey opened the Conservation Commission meeting at 7:07 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. 3 Fairview Terrace [Map R18, Lot 12]
Owners: Robert and Ann Mayer
Septic Tank Replacement within the Tidal Buffer Zone
NH Wetlands Bureau Permit Application

Susan Faretra, Faretra Septic Design and representing Robert and Ann Mayer, addressed the Commission. She explained the property had frontage on Great Bay. The Mayer's are being pro-active and would like to install a replacement system; the existing system is approximately 30 years old. S. Faretra is in the process of getting the leach field permitted; the new system will be a stone and pipe, and slightly larger. The septic tank will be upgraded to current required sizes, and a new pump chamber will be added.

S. Faretra explained why a wetlands application was required. In order to access the existing pipe that comes out of the house, they are in the tidal buffer zone. They looked into changing the plumbing to the front corner, but it can't be changed. The underground electric for the generator and electric meter are at the very front corner of the house as is the electric panel. Moving the plumbing to the corner of the house that's out of the tidal buffer zone would be costly. The existing tank is located in the tidal buffer zone. The old tank will be left in place, pumped, and filled with sand or other clean material to avoid a hazard later. The new tank will be dropped in line with the old tank.

Responding to a question from L. Byergo, S. Faretra explained that the septic tank was made out of concrete and was sealed on the outside to prevent water from getting into or out of the tank. Asked about salt water, S. Faretra was told by the Mayer's that hasn't been a problem in the 30 years that the tank has been in place. A slightly larger leach field has been included.

S. Faretra explained that with shoreland permitting on the DES level, any replacement septic systems that don't have an increase in loading or impervious are exempt. It's strictly Wetland Bureau for the tidal buffer zone.

DRAFT: SUBJECT TO CHANGE

The proposed tank size is 1,250 gallons, which is a little larger than necessary. It's a two compartment tank and has an actual capacity of 1,600 gallons. The second compartment gives an additional settling area.

MOTION: *J. Fredericks moved to authorize the Chairman to sign the Wetlands Permit application for the replacement septic system at 3 Fairview Terrace [Map R18, 12]. Second – L. Byergo; all in favor.*
MOTION CARRIED

J. Fredericks asked S. Faretra several questions about septic systems and test pits, and specifically the proposed age restricted housing project at Bramber Valley. She stated that the seasonal high water table is what determines the height of the systems. In gravel pits, depending on how much material was removed, there should be a deep water table. They need to be careful of the location of the seasonal high water table. Test pits would still have to be done in order to design a system that would work properly. J. Fredericks asked what happens when developing land that has been scraped severely or been a gravel pit. S. Faretra was unsure if it would be treated any differently than any other piece of land. There was continued discussion about septic systems, test pits, and perc tests.

2. Letter for Town Report

J. Fredericks will write the letter for the Town Report.

3. Warrant Articles

Chair Hussey updated members on the warrant articles that will be presented to the Board of Selectmen. He has requested to be included on the agenda when warrant articles are discussed; if they're rejected, a petition can be submitted.

4. Trail Update

Chair Hussey told members that the Conservation Committee can't get an easement on Meaghan Way for trails. Members didn't feel that would be an issue. Chair Hussey felt there wouldn't be a problem with an easement on the Winnicut. L. Byergo reminded members that there would need to be a public hearing once plans from the Appalachian Mountain Club were available. K. Lucey stated that the intended use of the trail has not been clarified. It appears to be a varied nature trail: narrow and woody; the Van Etten trail is broad and flat. He felt there needed to be feedback from the community on the trail concept. He added that the AMC plan should be presented to residents after it's available; J. Fredericks agreed.

L. Byergo has spoken to Appalachian Mountain Club. They will provide the GPS points as well as a separate map for different sections of the trail; AMC will also flag the trail. L. Byergo will ask AMC to have maps available for the next meeting on Wednesday, February 11. The public meeting is tentatively scheduled for Saturday, February 21.

L. Byergo received a call from Julie LaBranche. Formal approval has been received for their funding; they will be meeting with local communities to discuss a regional trail system. J. Fredericks suggested they include Portsmouth.

DRAFT: SUBJECT TO CHANGE

5. Approval of Minutes: Wednesday, December 10, 2014

MOTION: *J. Fredericks moved to approve the minutes of Wednesday, December 10, 2014. Second – K. Lucey; all in favor. MOTION CARRIED*

6. Other Business

Capital Improvement Plan: Chair Hussey updated members on the CIP. The bridge walkway has been included in the CIP. The CIP must go to the Planning Board, then the Selectmen for approval and, finally, the Budget Committee for their recommendations. Upon approval, it will go to Town Meeting.

The bridge walkway has been proposed as a five year plan. That plan includes funding and construction. The walkway has been projected at \$500,000. A portion of the funding will come from the Town and the remainder from a TAP (Transportation Alternative Program) Grant. A feasibility study will need to be done. At this time, DOT would like the walkway on the down river side; that will require crossing along the fish way to get to the other side of the road.

Chair Hussey told members that although the school had submitted items for the CIP, they didn't want to participate in 2015.

Greenland Greenways Trail Sign: Members received a picture of the trail sign at Van Etten Drive in their packets. They questioned if the sign should be covered because the trail has not been built.

Ordinance Updates: The Age Restricted Housing ordinance will go on the ballot to restrict units to two bedrooms.

Planning Board Consultant: The Planning Board has a new Consultant; he has submitted changes to the Zoning Ordinance in the past that were never implemented.

FEMA: Revisions to the Floodplain Ordinance will go on the ballot. If not done, mortgages cannot be given to residents in Greenland.

Sea Level Rise Committee: Peter Kinner is the Town's representative on the State Sea Level Rise Committee. He would like to meet with the Conservation Commission to update them on their progress. L. Byergo will contact him about attending a meeting.

Winnicut River Watershed Coalition: Eric Orf will be the speaker at their next meeting. He's a hunter, fisherman and wildlife biologist, and works for the National Wildlife Federation. The topic of discussion will be changes in wildlife and its patterns. The meeting will be Thursday, February 22, 2015 at the Weeks Library, 6:30 p.m. to 8:00 p.m.

Green Infrastructure Workshop: Done with Rockingham Country Planning Commission, the workshop will be held on Thursday, January 29, 2015, at the Greenland Town Hall, from 7:00 p.m. to 9:00 p.m. Stormwater management and green infrastructure will be the topics.

Ralston Park: L. Byergo has spoken to the Town Administrator about Ralston Park. There is an erosion problem across the park due to the horse paddock. DES has told her that projects can be done on municipal land as part of a grant for best practices for stormwater management. A rain garden or other types of erosion control system can be installed at Ralston Park. The Town Administrator and DES are in

DRAFT: SUBJECT TO CHANGE

favor of the project; they're hoping to start in the spring. J. Fredericks suggested that the owner of the horse paddock needs to participate.

Sapling Protectors: L. Byergo thanked B. Bilodeau for his help in putting protectors on the Atlantic White Cedar saplings.

Thompson Brook: Chair Hussey updated members that Thompson Brook is at 50% funding; they need \$200,000.

7. Adjournment

MOTION: L. Byergo moved to adjourn at 8:19 p.m. Second – J. Fredericks; all in favor. **MOTION CARRIED**

NEXT MEETING

Wednesday, February 11, 2015 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: 