



CONSERVATION COMMISSION
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MINUTES OF THE CONSERVATION COMMISSION

Wednesday, October 12, 2016 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Chip Hussey, Bill Bilodeau, Laura Byergo

Members Absent: Joe Fredericks

Chair Hussey opened the Conservation Commission meeting at 7:00 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. 18-20 Ocean Road – Leonard Seagren: Wildlife on Property

Leonard Seagren addressed the Commission, stating he was not a resident of Greenland but owned 3.8 acres at the intersection of Ocean Road and Portsmouth Avenue. A portion of his property abuts Packer Brook; there are wetlands in the area. He has restored a colonial house and built a barn on that property.

L. Seagren continued that he would like to develop the property. He considers it a mosquito haven due to the brook and the pond across the street. He read his proposed plan to members: create an attractive landscape and enhance the wetlands and Packer Brook. The property is in the Commercial A zone. He asked the Conservation Commission if they would be interested in him making improvements in that area, and was looking for suggestions. He would like to make the property more valuable to his neighbors as well as do something positive.

Reminding members that he spoke to them last year, L. Seagren commented that he was referred to the Department of Environmental Services at Pease and wasn't getting any response from them. He was returning to the Conservation Commission seeking their help. He discussed affordable housing as an option.

L. Seagren's property location was discussed. L. Byergo suggested a site walk of the property, which was tentatively scheduled for Saturday, October 22, 2016 at 9:30 a.m.

2. Review: 125 Ocean Road [Map R21, 51] – Commercial C

Owner/Applicant: Bluebird Greenland, LLC

The owner/applicant is proposing to convert and expand the existing warehouse building at 125 Ocean Road to self-storage. Also proposed is a separate traditional single story self-storage building. Total square footage proposed is 143,800.

Brian Pratt, CLD Consulting Engineers, addressed Commission members. The owner/applicant is proposing to redevelop the existing building at 125 Ocean Road, which has seen various uses in the past: industrial, warehousing, etc. B. Pratt briefly described the location of the property. There is an existing

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billboard on the property facing I-95. An existing pond is located between the building and I-95; there are wetlands at the back of the property.

Using the plans in the informational packet, B. Pratt explained that the yellow portion was going to remain; the building would be converted into a self-storage building, most of which will be climate-controlled. The existing building will be two levels of climate-controlled self-storage. There will also be a building added in the front as well as another in the rear of the existing building. A traditional self-storage unit will be built as a stand-alone. The parking area will be expanded for office access. There will be three loading areas.

They are remaining in the existing paved areas with the exception of a couple expansions: the existing parking area and the loading areas in the rear for passenger vehicles, pick-up trucks, U-Hauls, etc. Loading will be interior; some bays will be large enough for a U-Haul truck. B. Pratt pointed out where another area of paving will be expanded.

B. Pratt questioned if there was contiguous surface water on the property; Chair Hussey responded that it was and continued to the Bay, and the setback would be 75'.

Hazardous materials will not be allowed in the storage area. Outdoor storage will not be allowed. Drains in the building will be removed. There will be no vehicle parking in the larger building, only the single outer building in the back corner. Approximately 24-36 units will be available for possible vehicle parking. Chair Hussey was concerned about fluid control for vehicles. The response was that they currently don't have any type of control for leaking vehicles; they could put mats down similar to what they use in their building in Rochester.

All paving will be outside of the 75' setback. There is a possibility of grading and stormwater management facilities within the setback. On the plan being reviewed, B. Pratt pointed out the edge of pavement and the 75' setback. There will be a 2:1 slope that would be vegetated and planted. The stormwater could be collected in an infiltration system through a level-spreader that would spread out and provide treatment through the buffer. Chair Hussey stated that the spreaders don't work in the winter and suggested they make sure the area treating the water gets treated as well. B. Pratt felt they could stay out of the 50' buffer and not do any grading. There will be grading in the area between the 50' buffer and the 75' buffer; he felt it may encroach 55' to 65'. It would leave the 50' undisturbed. He felt the infiltration was doable in that area because the site sits up high enough. Test pits have not been done. B. Pratt stated that all pavement will be kept out of the 75' buffer, the side slopes will be vegetated, and they will try to keep the infiltration systems as far away as possible.

The existing 75' buffer consists of invasives and trees. L. Byergo asked if they were cutting those down for the infiltration or stormwater system; B. Pratt stated it would be in the area of the pond. The area in the back has been cleaned up and junk hauled away. L. Byergo explained that the Great Bog is a substantial protected area. B. Pratt stated that they will need an Alteration of Terrain permit from DES; stormwater will have to be designed for full treatment. There will be new pavement in the area; full treatment needs to be provided for any areas that will be disturbed. Chair Hussey added that it's an impaired stream, and that will be an improvement.

B. Pratt continued that there is an existing detention pond near the highway; additional stormwater treatment will be provided in that area. He summarized that they would proceed with the design, keeping all pavement out of the 75' buffer. In addition, any grading will be vegetated and they'll focus on infiltration for the stormwater.

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The applicant will be doing a Preliminary Conceptual discussion with the Planning Board on Thursday, October 20, 2016.

3. Approval of Minutes: Wednesday, September 14, 2016

MOTION: L. Byergo moved to approve the minutes of Wednesday, September 14, 2016. Second – B. Bilodeau; all in favor. MOTION CARRIED

4. Other Business

Portsmouth County Club: The Commission reviewed the wetlands permit submitted by Portsmouth Country Club for the expansion of the 15th hole pond. Chair Hussey noted that Conservation Commissions are not required to comment on applications any longer. L. Byergo stated that they are proposing to move a cart path which is going to require a lot of maintenance by placing it closer to the actual shoreline; there didn't appear to be any reason other than aesthetics. It will be more of a disturbance for the shoreline. She continued that if the path was left in its current location on the shoreline, would they add rip-rap for protection? The Commission was concerned about the path being along the shoreline. Once rip-rap is added, the shoreline is changed. Chair Hussey stated there is a rip-rap apron off the pond, but couldn't understand how they planned to stabilize the shore. L. Byergo noted that the path was going to be elevated to 16'; it was a long path and would not be minimal impact.

The permit was a full wetlands permit and not a minimal. Chair Hussey stated the cart path was in the proposed location and had not been relocated as requested at the August Conservation Commission meeting. There was no indication of stabilization in the wetlands permit submitted to DES.

MOTION: Chair Hussey moved that a letter be sent stating rip-rap should be minimized and vegetation used to stabilize the shoreline. L. Byergo added that the Conservation Commission advised the cart path be kept off the edge and native plantings be used rather than rip-rap. Second – B. Bilodeau; all in favor. MOTION CARRIED

Rolston Park: Chair Hussey suggested that a swing, similar to those on the waterfront in Burlington, VT, be added to the park. L. Byergo felt it would be a nice addition once work on the river's edge was completed. Chair Hussey further suggested expanding Rolston Park into the State-owned property.

Bog Bridge: The bog bridge was briefly discussed. A 3' span will be needed for ADA purposes. L. Byergo stated that AJ would mill the wood if they wanted to do a much simpler bog bridge. Chair Hussey suggested that the Selectmen be kept informed of the trail progress.

5. Adjournment

MOTION: L. Byergo moved to adjourn at 7:56 p.m. Second – B. Bilodeau; all in favor. MOTION CARRIED

NEXT MEETING

Wednesday, November 09, 2016 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: