



**CONSERVATION COMMISSION**  
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**MINUTES OF THE CONSERVATION COMMISSION**

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Wednesday, June 10, 2015 – 7:00 p.m. – Town Hall Conference Room

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

*Members Arriving Late:* Laura Byergo

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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.

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| <p>1. Site Plan Review, Conditional Use Permit: 40 Alden Avenue (Map R20, 14B)<br/>Owners/Applicants: Fred &amp; Debbie Ludington<br/><i>The owners/applicants are proposing to construct a 6,000 sq. ft. industrial building within the Commercial B zone.</i></p> |
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*Chair Hussey recused himself from this topic, deferring to Vice Chair Fredericks.*

Joe Mulledy, Ambit Engineering and representing the Ludington's, addressed Commission members. He explained that the Conditional Use Permit addressed impacts to the wetlands buffer. The impacts are due to the two detention ponds: total impact is 16,825 sq. ft.

The plan set now shows a 75' wetland buffer rather than 50'. Based on Conservation Commission comments from the May meeting, high-bush blueberries spaced 20' apart were added (approximately 50 bushes) as well as winterberry infill on the slope impacts. At the request of L. Byergo, J. Mulledy explained the detention pond in detail. Snow storage is outside of the setback. It should melt in the basin and filter similar to stormwater.

There were no further comments from the Conservation Commission or recommendations to the Planning Board.

*Chair Hussey rejoined the meeting.*

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| <p>2. Applications for a Variance and Special Exception: 499 Portsmouth Avenue [U5, 4]<br/>Owner: Estate of George K. Bates, Thomas A. Hayes<br/>Applicant: Paul G. Sanderson – Esq. Agent<br/>Greenland Zoning Ordinance: Article XVIII, Section 18.7, Subsection 18.7.1A<br/><i>The owner and applicant are proposing to construct a three bedroom septic system within the required 75' setback.</i></p> |
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## DRAFT: SUBJECT TO CHANGE

Paul Sanderson, Esq. Agent and representing Tom Hayes, owner, addressed the Conservation Commission. He described the location and existing conditions of the property which included a brief history. They are proposing to install a new septic system; it will be moved back from its current location in the 50' wetlands buffer to a location outside that buffer but within the 75' buffer. There are also very steep slopes on the parcel. Runoff from the sidewalk flows onto the property and into the wetlands.

In the proposal, the septic system will provide some control by breaking the slope on that side and flattening it out. In addition, they plan to remove some of the trees to create a grass area to provide surface filtration. Gutters will be installed on the house; LID controls for filtration will be at both ends of the house. All of those changes will mean a great improvement on filtration. They are proposing to move the garage from its existing location to the back edge of the house for proper parking. There will also be a new foundation, allowing for drainage. Erosion controls will be in place because of the slopes. Plans call for the overgrown trees to be removed so the area can be restored to a grassy swale. L. Byergo felt that plan should be looked at; she suggested they pull out some of the trees but not all of them because they help soak up water. P. Sanderson stated the intent was to remove some of trees to allow a grassy condition to grow. L. Byergo further suggested that on a sloping area going into a wetland grass is somewhat of a buffer. It's not the best buffer, especially when impacting the 75' element; she suggested they *think* very carefully about what can be put there to help preserve that area as a wetland buffer. She continued that they shouldn't think about grass but something that could absorb and infiltrate some of the water.

Drainage from the septic system will go underneath the garage; P. Sanderson was unsure how it was going to be done. The garage and its proposed location were further discussed. Also discussed was the drainage along the foundation, which was for runoff from the gutters and not groundwater. P. Sanderson continued that he couldn't discuss perimeter drains until the professionally engineered foundation plans were done. There is a 50' access way onto the Wroblewski property; it will remain in its original condition.

Responding to a question from K. Lucey, P. Sanderson stated there may be cutting within the 75' buffer but not necessarily within the 50' buffer. P. Sanderson also stated they have found remnants of a septic tank but have no idea what the disposal field was; before 1987 you didn't have to go to DES for septic and there are no records. They anticipate filling the tank with sand during the construction process. The new septic system will be terraced on the downslope side. P. Sanderson explained the proposed septic system, which will be enviro-septic. K. Lucey was concerned about the abandoned system becoming a perennial source for bacteria. P. Sanderson felt that since it had not been in daily use since 2009, doing more than filling the tank with sand may cause more damage in the buffer. He added that they would work with the Building Inspector on the best way to handle the abandoned tank. T. Hayes stated that the tank was dry and there is a piece of diamond plate steel over the tank.

The general consensus of the Conservation Commission was that they didn't object with the new septic system, the garage placement was understandable and reasonable, silt fencing for erosion control, other vegetation than grass and not to cut down all the trees.

### 3. Final Trail Report

L. Byergo updated members on the trail. A draft copy of the report for the Board of Selectmen was given to members and reviewed by L. Byergo. The email from Chair Hussey to L. Byergo which discussed AMC working with the developer was not included. She explained it was not included because AMC

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doesn't normally work with developers. Chair Hussey stated it was the Board of Selectmen's decision and requested the email be included for their information.

Brad Krick, 33 Coastal Way: Asked about parking on Coastal Way; Chair Hussey stated there would not be parking on that street. J. Fredericks added there would not be any marked access points from Coastal Way onto the trail. Chair Hussey continued that there would some type of marker indicating a trail. L. Byergo added the goal was to make it a very natural-looking, low-key path. There will be a proposed "hunter safety zone" around the trail area.

J. Fredericks requested that a statement be included in the report that the Police Department had been contacted. Additional information to be included: Fields Pond Grant information, Police Department recommendations, and hunter safety zone around the trail. Chair Hussey will be available at the Board of Selectmen meeting to answer questions.

#### 4. Approval of Minutes: Wednesday, May 13, 2015

**MOTION:** J. Fredericks moved to approve the minutes of Wednesday, May 13, 2015. Second – B. Bilodeau; all in favor. MOTION CARRIED

#### 5. Other Business

Chair Hussey suggested members enroll at the NH Association of Conservation Commissions website to receive e-news from them (<http://www.nhacc.org/>). There was a brief discussion regarding joint Conservation Commission meetings in the seacoast area.

L. Byergo told members that there was a list of what was being done by municipalities in the State to protect water resources. There is also a grant available to municipalities that wanted to revise their wetland ordinance; Chair Hussey stated that the Planning Board was aware of that grant. L. Byergo suggested there may be a role for the Conservation Commission to highlight some of the more critical elements of the stormwater ordinance from PREP. Chair Hussey responded that the Town Engineer has been working on revising the Town's stormwater ordinance and a meeting has been scheduled to discuss further revisions.

L. Byergo also suggested that funds be made available to Paul Hayden, Property Maintenance Supervisor, to attend DES landscaping workshops. She continued that the workshops help DPW's and landscapers help understand stormwater issues.

#### 6. Adjournment

**MOTION:** K. Lucey moved to adjourn at 8:10 p.m. Second – B. Bilodeau; all in favor. MOTION CARRIED

#### NEXT MEETING

Wednesday, July 08, 2015 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Accepted: