

GOFFSTOWN CONSERVATION COMMISSION
MINUTES TO MEETING OF JANUARY 27, 2016

In attendance were Chairman Jean Walker, Kimberly Peace, Selectmen's Representative Collis Adams, Chuck Freiburger, Evelyn Miller, and David Nieman. Also in attendance was Patty Gale—Planning & Zoning Assistant.

Jean Walker called the meeting to order at 7 pm. She asked the Commission to introduce themselves.

RECOMMENDATION REQUESTED FROM THE PLANNING BOARD

Request from relief of the outer 50' of the 100' Wetlands Surface Water Conservation District. Applicant, Chris Tartsa, is proposing a Lot Line Adjustment & Subdivision Plan, that adjust the lot line between Map 38 Lot 73 (Owned by Norton Phelps), and the abutting lot, Map 38 Lot 72 (owned by Chris Tartsa), to create a new lot (Lot 72-1) to build a two-family structure that will be built within the outer 50' of the 100' buffer of the WSWC District. The properties are located on 12 & 26 Summer Street in the Residetnial-1 Zone. The new lot will be serviced by municipal water & sewer.

Chris Tartsa presented. He said he is seeking relief from the outer 50 feet of the 100 foot Wetlands Surface Water District for Map 38 Lot 72 located at 26 Summer Street.

Patty Gale said the Commission will also comment on the subdivision since that application has been submitted as well.

Chris Tartsa addressed the plan, with a copy displayed on an easel. He pointed out the existing lot line, The lot line adjustment he is looking for will give an abutter—Mr. Phelps—an additional 27 feet of street frontage and 30 feet in the back, which gives him a legal lot. In exchange for that he will get the parcel in the back. The proposed new lot lines come off of Summer Street and parallel to the existing back lot to give a legal building lot between Mr. Phelps and 26 Summer Street.

Evelyn Miller clarified the lot on the left has a house on it, and the lot on the right will receive some land to make it a buildable lot.

Chris Tartsa said he bought the property about 1-1/2 years ago. There are two tenants in the house now. It's a duplex. He is trying to build another duplex.

Collis Adams said he has two lots and is making three lots out of it, and making a non-conforming lot into a conforming lot.

Chris Tartsa said he proposes to put a duplex on the newly created lot. To be able to build relief from the outer 50 feet of the 100 foot buffer would be necessary. That is what he's asking for.

Evelyn Miller said it has town water and town sewer.

Jean Walker asked if it is steep in the back and if there will be run-off.

Chris Tartsa said the darkly shaded areas are over 25%.

David Nieman asked where the 100 foot buffer is on the drawing.

Chris Tartsa said it is not on there.

GOFFSTOWN CONSERVATION COMMISSION
MINUTES TO MEETING OF JANUARY 27, 2016

Jean Walker said the structure is within the whole 100 foot buffer.

Patty Gale said in the Commission's packets they had a wetlands evaluation report for you to review.

Evelyn Miller asked about the box representing the buildable area. Why they don't move it back away from the buffer more?

Jean Walker said it is steep.

David Nieman said he doesn't understand why they are showing the buildable area in an unbuildable area.

Kimberly Peace said she thinks he has the space. It's shaped a little strangely.

Jean Walker asked if the driveway would be used by both units.

Chris Tartsa said it would be. He is proposing a four car driveway to have 2 cars per unit, with one behind the other.

Patty Gale said it would be a two family structure.

Jean Walker asked about the stream that is close by.

Chris Tartsa said it is on the property to the left. The wetlands are marked.

Collis Adams asked if it goes into a close drainage system on Summer Street.

Chris Tartsa said it does. It goes under the street and it is open again on the other side of the street.

Collis Adams said we are familiar with that area.

Evelyn Walker asked if the problem area is below or if it floods onto the lot.

Collis Adams said it is down below.

Kimberly Peace said she looked at this online and read the Functions and Values Report. She doesn't see a reason they wouldn't grant the waiver.

Jean Walker said we know the wetland will become filled in because it's so close to the structure.

Kimberly Peace said they could ask them to put signage out as they've done in other places.

Jean Walker said there were quite a few recommendations from the wetland surveyor. Some of them should be included in our recommendations.

GOFFSTOWN CONSERVATION COMMISSION
MINUTES TO MEETING OF JANUARY 27, 2016

Collis Adams explained the concern is they often see a wetland buffer and there isn't supposed to be any activity in the buffer. But what we see is when people buy the homes on these lots, they don't know anything about a wetland buffer. They put swimming pools, swing sets, etc. in places they aren't supposed to be.

Jean Walker said they would want them marked. The report also suggests vegetation be cleared from the stream.

Chris Tartsa said when he bought 26 Summer Street, nothing had been done to take care of vegetation on the lot for 50 years. He's taken 70 full sized trees from there and it's still a wooded lot. It was like a terrarium in there.

Jean Walker asked if any trees would be left.

Chris Tartsa said there is a big stand of pines up in there. He had them remove the pines that were able to fall and land on the house. He may have to take more trees. The pines have no tap roots. They are just skimming on top of the ground.

Jean Walker said it mentioned protecting the stream if you are close to that.

Chris Tartsa said it was suggested putting something like hemlocks there. In August it is completely dry. But it would help the water that is there from evaporating.

Jean Walker said it would be good to follow the recommendations at the back of the report. You will need to use erosion control when you are working. You'll be within 4 feet of the 50 foot buffer.

Chris Tartsa said on the plan it was marked as 6 feet, but he said 4 just in case.

Jean Walker said as long as it is marked.

Evelyn Miller said not just marked but to explain to whoever occupies this what the markings mean—that they aren't supposed to use that land for fill or anything.

Collis Adams said we could ask the Planning Board to have them put something in the deed so future buyers know there is a restriction on the property. He disclosed that the applicant called him when he bought the property because he was looking for a wetland scientist, and he had to decline.

Evelyn Miller said many properties have restrictions. Mark the property and include it in the deed.

David Nieman said there have been many comments about the edge of the building being so close to the buffer. What if the driveway was on that side and the homes were on the driveway side? Then they could still have some lawn outside of the building and not have to be in the buffer.

Collis Adams said the down side to that is that you would be putting salt much closer to the buffer.

Kimberly Peace made a motion that the Commission recommend relief from the outer 50 feet of the 100 foot Wetland Surface Water Conservation District, with recommendation that the wetland be

GOFFSTOWN CONSERVATION COMMISSION
MINUTES TO MEETING OF JANUARY 27, 2016

marked with signage, that the applicant adheres to the recommendations of the wetland scientist, and that the wetland buffer be placed on the deed. VOTE: 4-1-0. David Nieman against. Motion carries.

PUBLIC DISCUSSION

Presentation on the Updated Alteration of Terrain Permit for Woodland Village Project for 76 Condominium Units, Map 4 Lot 87-6, Bog Road 7 Mountain Road.

Chris Rice, from TF Moran, presented on behalf of Woodland Trust. His understanding is the plan flagged timewise. The Planning Board has extended the Planning Board approval, although our Alteration of Terrain permit expires next month. He was hired to update the storm water drainage analysis and to get an Alteration of Terrain permit. He revised the drainage analysis to conform to current NHDES regulations. He displayed and addressed a plan that shows the development. There are two lots. One is about 30 acres. The other is about 37.1 acres. One lot would be placed in a conservation easement with stipulations that it be limited to a single family home or a duplex. The other lot would house 76 condominium units in 13 buildings. Nothing layout wise has changed. He had to update the drainage analysis to conform to the current rainfall intensities. Basically he had a higher predevelopment flow and a higher post development flow. Right before he sent in the application he met with Brian Rose and Meghan Theriault. He also submitted a complete copy of the drainage and the application to her. To date she's not received any comments and he's not received anything from the State. They had one detention system off the main drive, which was the standard pipe detention system. We've replaced it with a Storm Tech system. It is still at the same elevation at the same location. Further up the road there was a second system. We've pulled it a little bit from where it used to be, and we added a small section that is more detention than anything. You are still getting some pretreatment and they are connected. So you are getting double pretreatment and detention. He still shows a reduction in all storm events. Now he is waiting for comments from the State, if there are any, or the Alteration of Terrain permit itself. When it does come he will forward a copy to the Conservation Commission and Town staff.

Collis Adams asked if they were all Storm Tech systems.

Chris Rice said there are three Storm Tech systems. Only one is using the manufactured soil mix as part of the treatment with an underdrain. The other two, the vegetative filter strip complies with DES's treatment requirements. He explained the Storm Tech system is basically an underground chamber system with plastic chambers. The way it works is you can lay them out in any configuration you want. They are perforated chambers. Storm water will be inletted in to an isolator row. The main chamber row is wrapped in a filter fabric to separate the solids. Then the flow will filter out into the system through the filter fabric. Essentially it's treated water filling into the rest of the system. The maintenance to clean the system is to stick a jet vac into the isolator row, shoot it from one end to another, and take the sediment out of the isolator row. As the system fills up it starts percolating through the soil into an under drain. Then it connects to an outlet structure and gets discharged.

Collis Adams asked if there is an O & M plan in place. Who would be responsible?

Chris Rice said it's all part of his application to the State. It lists who would check the drainage structures, the isolator row, who the operator is, an emergency 24 hour phone number, etc.

GOFFSTOWN CONSERVATION COMMISSION
MINUTES TO MEETING OF JANUARY 27, 2016

Evelyn Miller asked if it was part of the association rather than the Town's responsibility.

Chris Rice said it is not the Town's responsibility.

Collis Adams said typically they have to keep the documentation on site so if someone wants to see it, they ask for it, and it is presented. It needs to be cleaned and up to date according to manufacturer's recommendations.

Chris Rice said the State has become more proactive with that piece as well. Before it wasn't as pressing to keep the documents on site.

Evelyn Miller asked if they are required to have a manager live on site. No.

Collis Adams said the records are kept on site. It's pretty much a passive system but needs to be maintained every 6 months or whatever the manufacturer's recommendations are. They need to keep documentation on site so they can show it's been maintained as it is supposed to be.

Evelyn Miller asked how you would know it is filled.

Chris Rice said essentially water would start backing up into the piping and would start coming out the top of the catch basins. That would take a good amount of time and a good amount of back up. But if anything fails you'll know it's failing.

David Nieman asked who is being proposed to hold the Conservation Easement on that parcel.

Chris Rice said he can try to get that information. He's not aware if it's been set up. He believes the property is still under Purchase & Sales. He only took care of the storm water. They didn't change anything from the plan standpoint.

David Nieman said it was so far back in the day it was the PWA, not the PLC. It was before they changed their name. It was being proposed that they held the PLC, but now it is all new personnel and they wouldn't know anything about it. That is what was discussed back then. Whether or not they'd still be interested, who knows?

Collis Adams said the plan was approved by the Planning Board.

Patty Gale said it was approved but the plans have not been signed. No documents have been recorded.

David Nieman said it never went to that point.

Collis Adams said he questions how they got Planning Board approval without identifying an easement holder.

Patty Gale said they would have identified an easement holder. It probably is part of the conditions of approval. That may have to be changed. It's been 10 years.

Chris Rice said he would follow up and forward whatever information he finds.

GOFFSTOWN CONSERVATION COMMISSION
MINUTES TO MEETING OF JANUARY 27, 2016

Evelyn Miller asked if they had to go back through the process with the Planning Board.

Jean Walker said that is why he's here tonight. His 10 years for the Alteration of Terrain is up next month.

Patty Gale said he has an extension on the approval from the Planning Board. That's not expired yet.

Collis Adams said he's here because the storm water regulations at DES have changed. This is a better storm water management scheme than the one previously approved.

Patty Gale said when something comes in she flags it and asks for more time to comment. So Mr. Coughlin asked to have someone come in and explain what the changes are in case you have any concerns.

Chris Rise said he assumes all the documents will need to be in place before he can pull a building permit. It's probably a condition that this has to be updated as well.

Collis Adams said we need to make it clear to the Planning Board that we are only commenting on the Alteration of Terrain permit and the drainage design.

Chuck Freiburger asked if anything else has changed in 10 years.

Patty Gale said no.

Chris Rice said the wetlands permit expires next October.

MINUTES—meeting of December 16, 2015

Kimberly Peace made a motion to approve the minutes to the Conservation Commission meeting of December 16, 2015. Evelyn Miller seconded the motion. VOTE: 4-0-1. Chuck Freiburger abstained. Motion carries.

BUDGET

The Conservation Fund for Citizens Bank is at \$190,411.08.

Jean Walker said the CD is coming up to be renewed again. Do we want to extend it for another 90 days, or for 6 months?

David Nieman asked if the CD includes the \$190,411.08.

Patty Gale said they are two separate accounts.

David Nieman said we can roll the CD. The next expenditures are for Black Brook Preserve and the Finke property. Both of those combined don't come anywhere near that. And anything that might come up will take months.

Kimberly Peace made a motion to roll the Conservation CD for another 6 months. Chuck Freiburger seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.

GOFFSTOWN CONSERVATION COMMISSION
MINUTES TO MEETING OF JANUARY 27, 2016

Jean Walker asked if there was any information on the easement from the Langley's. Patty Gale said it has been recorded. There is an easement map and it shows the walking path that you wanted.

Evelyn Miller said it would be great to get some Boy Scouts to mark it. It will be a nice climbing trail and is right off of the Rail Trail.

Conservation & Open Space:

David Nieman said on Monday evening the Board of Selectmen voted to accept the Executory interest in the Finke easement. The easement wasn't signed at that time. What they are doing now is that PLC goes to the landowner when they get the signature near the closing. They now include the baseline document report. It makes more sense. They didn't have the baseline document report completed. It will be completed, and may be by now. As soon as they get that done they will go around and get all the signatures. It is the property on Montelona Road. The survey came back with it at 59.2 acres. It's one property removed from the Black Brook Preserve and behind it is the Pointer Fish and Game Club.

David Nieman said we should be getting to the completion of Black Brook Preserve within the next month or two. There were a total of 5 or 6 fund sources applied to. We applied to the ARM Fund for \$70,000 and got the full amount. We applied to the LCHIP for \$70,000 and got \$25,000. We applied to the Moose plate Fund for \$20,000 and got the full amount. We also applied to the Cox Foundation and got \$20,000. There was a large amount from private fundraising. He's not sure of the total amount. It may be higher than it was a week ago. Last he heard it was just over \$31,000. There was \$3,000 or \$3,500 from Merrimack Conservation Partners. We had voted to spend up to \$163,000 from our Conservation Fund for the easement portion of it, and we are well below that. When added up, it will probably be half of what we voted for.

Collis Adams said there is an issue with the subdivision from which that easement came. It is part of the road drainage system. The Town took over control of the road. The problem is there was a storm water infiltration system related to the drainage system. It clogged after just two years. There is discussion at the Planning Board as to whether or not they should allow infiltration basins because the Town has to maintain this thing every time it needs maintenance. And here we are just two years down the road needing to go in and clean it. They won't know why it is clogged until spring when they get in there again.

David Nieman said it would be great to get that information when it is done so they can be aware when these things come up.

CORRESPONDENCE

Correspondence to NHDES applying for Shoreland Impact Permit to rebuild summer camp into year round single family home. Jeanne Gale, 43 McFarland Road, Map 42 Lot 66.

Patty Gale said they are fully aware they have to come to the Conservation and to the Selectmen and the Zoning Board of Adjustment.

NHDES Wetlands Minimum Impact Forestry Notification Permit for Delores Siik, Map 10 Lot 30, Gorham Pond Road.

GOFFSTOWN CONSERVATION COMMISSION
MINUTES TO MEETING OF JANUARY 27, 2016

Intent to Cut Permit for Ricketts, Map 10 Lot 30-3, Snook & Gorham Pond Road.

NHDES Wetlands Minimum Impact Forestry Notification Permit for Kenneth Burnes, Map 7 Lot 91A, Snook Road.

Intent to Cut Permit for Kenneth Burnes, Map 7 Lots 91 & 91A, Snook Road.

Intent to Cut Permit for Ara Tamzarian, Map 9 Lot 52, Serenitas Lane.

Annual Forest Society of NH Monitoring Report for the Ruth Clark Conservation Easement, 31 Martin Farm Road.

NH Supply Lines With Source Newsletter.

Town & City Magazine January/February 2016.

Forest Notes Magazine.

Piscataquog Newsletter.

Evelyn Miller asked about the Snook Road properties.

Collis Adams explained you are seeing two actions. One is for minimum impact forestry from DES to gain access to the property. Then you are seeing an intent to cut on the same piece of property.

Jean Walker said she thinks they are done.

Kimberly Peace asked if anyone read the easement report for the Ruth Clark Conservation Easement. Did it include anything substantial?

David Nieman said we should have a discussion about this. The Town holds several conservation easements and we should have stewardship reporting over them to keep track of all that data. Something like that, which is an executory interest, we should be keeping track of those reports also.

Jean Walker said the report says they talked to the landowner by phone. They walked the property—the boundaries and some of the woods and trails, and they walked the interior of the property. There were no violations or concerns.

David Nieman said we'd never have gotten reports like this in the past. But now people are stepping up their game and things are much more professional and thorough.

Kimberly Peace made a motion to adjourn. Chuck Freiburger seconded the motion. VOTE: 5-0-0. All in favor. Motion carries.

GOFFSTOWN CONSERVATION COMMISSION
MINUTES TO MEETING OF JANUARY 27, 2016

The meeting adjourned at 7:50 pm.

Respectfully submitted,

Gail Labrecque
Recording Secretary

These minutes are subject to approval by the Conservation Commission.