

NORTHFIELD CONSERVATION COMMISSION
MINUTES – SEPTEMBER 1, 2004

Members present: Cathy Thibeault, Christopher Hunt, Rich Bellerose and Diane Moreau. Also present: Eliza Conde, Secretary, Gary Roy, Brian Polley, Mr. & Mrs. Dave Smith.

Rich Bellerose moved, seconded by Christopher Hunt, to accept the minutes of July 22, 2004 as read. Motion passed. Diane Moreau will contact UNH relative to doing an NRI for Skendugardy/Wadleigh Meadow.

Premium Builders: At the last meeting, the Conservation Commission voted to send a letter to DES with their concerns relative to a wetlands application on property on Bay Hill Road (Map R15, Lot 63-2). Cathy Thibeault, Christopher Hunt and Kevin Fife made a site visit to the property last week with the owner. Mr. Roy has submitted a new map relocating the proposed home and septic system to conform with the town's setback regulations for wetlands. Mr. Roy stated that he measured the site distance from the crest of the hill at 305 feet. The town requires at least 250', but prefers 400' site distance. Mr. Roy is willing to install a "blind driveway" sign. The new plan does not affect the wetlands impact at all, but meets the town ordinance setback requirements. There are no culverts planned except at the entrance to Bay Hill Road.

It was observed during the site walk that in order to comply with the town's setback requirements, a very large Oak tree and a stone wall will need to be removed.

Dave Smith, abutter, stated that the boundary trees have been flagged in red and they are not to be removed. He is concerned that if the driveway is within 10 feet of the boundary, the trees will be damaged. Mr. Roy responded that the driveway has been relocated and is further from the boundary line. Mr. Smith stated that this lot has been considered unbuildable by the town for at least 20 years and questioned why the town has changed its assessment of the lot. Mr. Roy responded that with new technology and regulations, they are able to install a septic system within the small buildable area.

Cathy Thibeault commented that the Commission needs to decide what it will recommend to DES for this application. The new plan meets the town regulations, but requires removing the large Oak tree and stone walls. If this is now a buildable lot, would the Commission suggest that Mr. Roy go to the Board of Adjustment to allow the building and septic within the wetlands setback in order to save the tree and stonewalls. The site distance issue needs to be decided by the Selectmen and Road Agent, not the Commission.

Mr. Polley stated that the driveway has been located where it would impact the wetlands less than further down the hill. This location maximizes use of the higher land on the lot. Dave Smith stated that this is an extremely wet lot and the abutters down the hill get serious runoff from it in the spring. Christopher Hunt suggested that Mr. Roy try to get

an easement through an abutter's lot from Knowles Farm Road which would eliminate the need for a wetlands permit. If such an easement could be obtained, perhaps Mr. Roy would consider granting a conservation easement on the wetland area of this lot. Mr. Hunt noted that the Conservation Commission's objective is to protect the wetlands of Northfield and he requested that the existing trees in this wetland not be removed.

In response to Mr. Smith's inquiry about the state granting a permit on this lot, Christopher Hunt stated that the state will not deny access to any property for the construction of a home. Septic technology has improved over the years to allow a smaller septic area so that this lot can now support a home. Mr. Smith asked if the septic system would have any affect on the abutters down hill. The system is designed so that runoff does not affect it. Mr. Smith noted that the proposed location of the home is directly in the flow of water.

The Commission requested that Mr. Roy seek a right of way easement from Knowles Farm Road and suggested that he apply for a variance to change the location of the home and septic system to avoid removing the large Oak tree and stonewall. Christopher Hunt moved, seconded by Diane Moreau, that the Board consider recommending that the ZBA grant a variance to allow impacting the wetland setback on this lot for a proposed location of home and setback to be a compromise between the two plans presented at this meeting. Motion passed.

Christopher Hunt moved that the Commission would like the abutter to consider an upland access to this lot in order to protect the wetlands and that Mr. Roy would consider granting a Conservation easement on the wetlands area. After discussion, Mr. Hunt withdrew the motion. The Commission recommends that Mr. Roy try to get a right of way easement which would eliminate the need for a wetlands permit. Assuming a permit is still needed, the Commission will want to review an updated plan before making any further comments to DES. Mr. Roy stated that if the abutter agrees but asks for more money than the cost of building the driveway, he will not be interested. Mr. Roy noted that the change in the house and septic locations will not affect the wetlands impact of the driveway which has been submitted to DES.

Blue Sky Ent. Inc.: An Expedited wetlands application was signed after a site walk on property on Shaw Road. Blue Sky agreed to increase the culvert to 24".

Gallo: The Commission reviewed a report from Oak Hill Soil Scientist and correspondence from DES relative to the wetlands violation on the Gallo property. The report proposes corrective measures to be taken to minimize erosion. DES and the soil scientist will supervise the restoration and reports to DES are required. The Commission will request copies of these reports.

Review subdivision applications: The Commission reviewed the following plans:

1. Laura Cook: Rich Bellerose moved, seconded by Diane Moreau that the Commission has no comment on this plan. Motion passed.
2. Terra Firma (R15, Lot 41) Diane Moreau moved, seconded by Rich Bellerose that the Commission has no comment on this plan. Motion passed.
3. Terra Firma (R15, Lot 29) Diane Moreau moved, seconded by Rich Bellerose that the Commission has no comment on this plan. Motion passed.

Spaulding P&S: the Commission reviewed the Purchase and Sale contract proposed by Atty. Bart Mayer which gives the town until 12-31-05 to purchase the property. If the Commission has the full amount of \$22,500 before 12-31-04, it can purchase without a Town meeting vote. Diane Moreau moved, seconded by Christopher Hunt, to accept the P&S as presented and recommend that the Selectmen sign it. Motion passed.

Mail:

- DES decisions for Lawrence Butt and Cross Mill Village
- Jeff Donahue regarding the beaver problem on Bean Hill Road. Diane Moreau stated that Lisa Martin has been contacted to review the dam and make recommendations. DES has said it either needs to be repaired or destroyed.

Meeting adjourned at 10:30 PM.

Respectfully submitted,

Eliza Conde, Secretary