

Hanover Conservation Commission
Site Visit Observations for Two Site Visits on Monday May 10, 2010
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Site Visit 1: 4:00pm; Wetland Administrative Permit Application for Joel and Theresa Wood; Foundation improvements to existing camp at 46 Sands 0' Time Road, Hanover, New Hampshire; and, Comprehensive Shoreline Protection Act Application for Joel and Theresa Wood, Foundation Improvements to Existing Camp at 46 Sands 0' Time Road, Hanover, New Hampshire.

Commission Members Present: Ray Hogue (reporting), Judith Reeve. For Town of Hanover, Vicki Smith; Joel Wood - Owner; and, for Joel and Theresa Wood - Scott Williams, P.E. of Pathways Consulting, LLC.

Purpose: Review proposed replacements of the existing foundation underneath the dwelling structure and its attached deck, including outdoor shower stall. The foundation under that side of the dwelling facing the road will be replaced with a continuous stem-wall foundation; other foundation elements under the dwelling will be replaced by vertical supports set on concrete footings. A brick wall/fence is proposed for under the dwelling to stem the spreading of soil sloughing off the uphill side of the under-portion of the dwelling. A mature hemlock/spruce at the northern corner of the dwelling is to be removed.

Page 3 of the Wetland Administrative Permit Application indicates: "We also understand that the proposed improvements are within the Town's 0-25 foot and 25-75 foot wetland buffers of Goose Pond and are subject to the "Wetland, Waterbody, and Intermittent Stream Protection" requirements in Section 702 of the Zoning Ordinance. The proposed improvements constitute a total disturbance of approximately 1,777 square feet within the Town wetland buffers, including approximately 979 square feet within the 0-25 foot wetland buffer and approximately 798 square feet within the 25-75 foot wetland buffer. We also understand that the proposed disturbances within these wetland buffers are within the impact limits (less than 1,000 square feet within the 0-25 foot buffer and less than 3,000 square feet within the 25-75 foot buffer) that may be considered "minor activities" and permitted by the Town through an Administrative Wetland Permit, per Section 702.6 of the Zoning Ordinance."

Related Documents Provided: 1.) Application to Town of Hanover Plan and Zoning Department date April 29, 2010 regarding Wetland Administrative Permit Application for Joel and Theresa Wood; Foundation improvements to existing camp at 46 Sands 0' Time Road, Hanover, New Hampshire submitted by Scott Williams, P.E. of Pathways Consulting, LLC. 2.) Comprehensive Shoreline Protection Act Application for Joel and Theresa Wood, Foundation Improvements to Existing Camp at 46 Sands 0' Time Road, Hanover, New Hampshire submitted to New Hampshire Department of Environmental Services by Scott Williams, P.E. of Pathways Consulting, LLC.

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Site Visit Notes: 1. the continuous stem wall proposed for the uphill side of the dwelling (that portion facing the road) is intended to stop the flow of water under the dwelling. The water that would otherwise flow under the dwelling is to be directed to and around the north corner of the dwelling. At the site visit it was suggested to Mr. Wood and Mr. Williams that this new concentrated flow of water be carefully dispersed over the area between the dwelling and the septic tank in an attempt to allow for absorption by the soil and to mitigate against erosion on the lake bank. 2. because the digging of the holes for the footings for the dwelling and its attached deck, and the excavation of the area for the footing for the continuous stem-wall foundation for the uphill side of the dwelling, will likely produce more soil than will prove appropriate for retention under the dwelling (i.e., in its footprint) provisions for the off-siting of excess soil will have to be made. 3. at the site visit it was suggested to Mr. Wood and Mr. Williams that the stump of the mature hemlock/spruce to be cut be allowed to remain, at an appropriate height above grade, so as to continue to provide support to the lake bank. 4.) the rocky shoreline and the proximity to the lakeshore of the dwelling and the footings of its attached deck would appear to preclude the effectiveness of a silt fence. Accordingly, it is suggested that care be taken as all digging takes place so as to immediately contain the soil as it is removed from the footing sites. Meeting adjourned at about 4:35pm.

Site Visit 2: 5:00pm. Proposed seasonal dock and access stairs on shore of Connecticut River at 36 Occom Ridge, Hanover, New Hampshire. Owner: Shane Chapman.

Related Documents Provided: NH Dept of Environmental Services Wetlands Bureau Minimum Impact Expedited Application dated received by Town of Hanover Planning & Zoning Department May 5, 2010. Also, provided with various pictures, some with out-of-scale dock superimpositions.

Commission Members Present: Ray Hogue (reporting). For Town of Hanover, Vicki Smith; Mrs. Chapman - Owner.

Site Visit Notes: Mrs. Chapman took Vicki and me down the existing stairs to the proposed site on the riverbank that the stairs accessing the proposed dock would be situated. The proposed site of the dock was also pointed out and examined by us from our position about 30 linear feet from the rivershore. No plans for the proposed stairway access and its construction sequence were available. It was suggested to Mrs. Chapman that when the plans for the proposed access stairs are completed, they be provided to the Town. It was pointed out that erosion of the riverbank over which the access stairs would cover was a key concern. The shore at which the proposed dock would be attached appeared to be already stabilized with riprap. Meeting was adjourned at about 5:30pm.

Prepared Monday, May 10, 2010