

Hanover Conservation Commission

Minutes

Regular Meeting, Wednesday, August 12, 2009

In attendance: Robin Carpenter (acting chair), Anne Morris, Doug McIlroy, Sandra White, Ed Chamberlain, Ray Hogue, Michael Mayor (scribe)

Also in attendance: Frank Jay Barrett, Dan Nash, Edward Kerrigan, Joe Broemel (Dartmouth), Carol Weingeist, Rob Chapman, Quentin B. Deming, MD, Kevin ? (Wilson Landing abutter)

Meeting called to order at 5:10

1. Current Business

- Discuss and make recommendations to the Zoning Board of Adjustment regarding the Healy proposal at 1 Butternut Lane (All, 30 minutes)

Barrett present to represent the Healy's on the above application. Site visit notes submitted by McIlroy reviewed with respect to bringing the substance of the memo to the ZBA when scheduled. Anne Morris reported the substance of a conversation with Julia Griffin regarding drainage issues on Willow Spring Road highlighted in the storm of 2005 and the extent of damage incurred. Morris expressed concerns about the impact of the proposed design on sheet flow during a similar event. McIlroy points out that if the application goes forward as drawn, it sets a pattern that, if followed by all subsequent applications, sacrifices Girl Brook and any strategies to save it. Mayor responds to McIlroy's concerns to suggest that the Commission would be better advised to suggest design elements to impound or to create water-garden structures to provide moderation of sheet flow that might result from the paving involved in the project. Chamberlain forcefully called for metric details regarding the square footage encroached on with the proposed plan compared to the existing architecture with regard to the wetland setbacks. Barrett responded with specifics regarding architectural decision making and its impact on the project's final aspects. Concerns were raised that there were no construction sequencing, no graphic scalar, and no labels on some of the lines drawn. The Chair called for a written response to the plan: Send Site visit notes with McIlroy's editorial changes amplified by Mayor's comments regarding design elements to impound or create water-garden structures to moderate sheet flow and recommendations; the Commission cannot support the application because of the lack of efforts at minimization of impact, citing technical deficiencies and a lack of details making reference to the bullet points in the site visit report. Barrett suggested that the letter of June 15 from his office may address some of the concerns, and pointed to details dimensioned in the drawings.

Voting in favor: Robin Carpenter (acting chair), Anne Morris, Doug McIlroy, Sandra White, Ed Chamberlain. Abstaining: Mayor & Hogue

McIlroy added his concerns for the approach to the 25' to 75' interval and its failure to gain protection from the ZBA and/or the CC.

- Discuss and make recommendations to the Zoning Board of Adjustment regarding the revised Kerrigan Proposal at 9 Heneage Lane (All; 15 minutes)

Jay Barrett requested proceeding with this item first. Drainage issues were reviewed with Kerrigans with intent to develop an engineer designed plan for grading and drainage from

Advanced Geomatics. Dan Nash at Advanced Geomatics & Design has made a plan available to town offices. Ed Kerrigan offered background since the purchase of the property. Brotman met with Kerrigan to review the rules. Chippers removed trees preemptorily with informal wetlands protection. Spear was recalled to clarify the delineations in the spring following Chipper's work. His revised diagrams are not currently available to the Commission.

Dan Nash called in recently to direct grading and establish drainage. Spear's re-review identified a southern boundary wetland area not previously mapped. McIlroy expressed reluctance about deliberating on the case without the documentation from Spear. Ken LeClair used the second flagging by Spear to submit mapping now in Town Offices. The Chair raised questions regarding levels of confidence in the 25' buffer's delineation regarding its precision. The new house design keeps its footprint within the existing house's footprint. McIlroy posits that the new house's design worsens the incursion on the setback and its intent. Barrett rejoins to say his and Kerrigans' design efforts are in the direction of reducing the consequences created by the old house in the design of the new one.

Final assessment reveals that plans in the Commissioners' hands are old, and the new sets were not made available for this meeting. The Chair suggests that the application is incomplete. Applicant was petitioned to come back after deficiencies are corrected. The sense of the meeting recommends siting the house as far south and east as possible in the face of the property line setbacks. A strong suggestion was put forward to carry the issues to V. Smith when she returns next week. The Chair raised the question to the Commission regarding the construction sequence working being **very** spare. Consideration of the application was suspended pending further details.

- Discuss and consider approval and signing of the State Permit by Notification and make recommendations to the Zoning Administrator regarding the Dartmouth College proposal at South Park Street at the south end of Chase Field (All, 30 minutes)

Joe Broemel from Dartmouth College presented concerns about standing water along the edge of Chase field. Standing water begets a "wetland" designation. Efforts in the interval have been pursued to control the drainage issues, leading to permit by notification to clear buckthorn and improve drainage. The College was granted access during condemnation proceeding in establishing Appalachian Trail corridors. Muddy conditions need to be addressed and these are brought to the Commission for consideration. These include removal of invasive species as well, with the assistance of Prescott Towle. Signature of the CC is requested. Moved by Mayor, seconded by Morris.

Voting in favor: Unanimous

- Discuss the proposed Hovey-Currier pocket park and walk (All, 30 minutes)

In the absence of representatives from the Bicycle and Pedestrian Committee, the results of the site visit were summarized by Anne Morris to suggest that the path is being mowed by the neighbors, is not too wet, seems adequate either mowed or graveled, with benches, to function appropriately as a pedestrian pathway and/or pocket park. Moved by McIlroy that no action on the Commission's part is necessary but the space should fall into the purview of the Trails Committee and DPW should work to maximize the functionality of the area through V. Smith's efforts. Chamberlain moved that the Trails committee take the

initiative to make certain improvements on the property for usability. Seconded by McIlroy. Vote: in favor all but White (opposed).

- Discuss the Hanover Friends of Crew plans for Wilson's Landing

Carol Weingeist was present to discuss. Her concerns were well expressed in her memo distributed to the membership of the Commission. She has collected photographic and other imaging to further inform interested parties about the site. The Commission offered constructive suggestions for her and her group to pursue in furtherance of her appearance next month. Public comment was also solicited.

2. Resource Stewardship

- Discussion about Selectboard response to hunting on Dana property (Doug, 5 minutes)

McIlroy references his recent e-mail in this regard. On Monday the Selectboard lifted the ban.

- Bicycle use on the Rinker Tract (Doug, 15 minutes)

A new trail has been built from Storrs Pond. Restrictions on Rinker tract use are unclear, but the Tract is popular with mountain bikers. McIlroy prefers foot use only, but he seeks the advice of the commission re mountain bike use. The deed of gift is silent on the issue. Rinker may have been in favor of limited use without vehicular traffic. Sense of the meeting was to replicate the route 10 sign restricting use.

- Plans for clearing on Balch Hill (Doug, 15 minutes)

Rob Chapman representing: in response to questions from the Commission, McIlroy asks about plans for major clearing possibilities. Chapman responds that no major clearing is proposed beyond view-shed maintenance and control of invasives. Approval for same is sought. A Brontosaurus was cited only as a planning item, without intent to use same for anything major. No action required.

3. Administrative Business

- Michael Mayor is the August minutes taker
- Ed Chamberlain is the September minutes taker

4. Committee Reports

- Open Space Committee (Anne, 20 minutes)

Route 10 property across from the Chieftain is interested in establishing use patterns for the land. David Roby is interested in pursuing specific language for easements on the Wardrobe Road land. Morris is pursuing from Julia Griffin details about the Water Company proposal. Morris' communiqué was just received and distributed tonight. It contains important issues and additional input is solicited. Informational meetings will precede the October formal meeting, which will precede the town meeting that offers the opportunity to act. Discussion of issues surrounding the Water Company transactions ensued. The possibility of a special meeting of the CC was raised by Morris. Morris will be the gathering point for membership concerns.

- Trails Committee (Doug, 10 minutes)

David Roby would like to contribute a gate to the town for the trail on his Goose Pond Road reserve, which would allow snow machine use in winter, but contain ATV use in non-snow seasons. Installation is to be supervised by V. Smith. Moved by McIlroy, second by Mayor. Vote on the motion: in favor: All present (Hogue departed at 8P).

Loop trail issues: change the name to "Trails Connect". Sense of the meeting suggests that a letter of support for trail design help from elsewhere was not appropriate.

5. Approval of Minutes- July 8, 2009

Moved by White, seconded by Chamberlain, to approve with editorial changes suggested.
Vote: Unanimous.

6. Other Business

Request from Chamberlain for next meeting's agenda to involve the conservation easement issues on Indian Ridge land adjoining the Boston Lot before it is transferred to Lebanon. Morris wants any easement to acknowledge the majestic nature of the area and its natural qualities.

Sandra White will continue to pursue details from Dan Nelson regarding River Clean-up Day.

7. Adjournment at 8:40PM

NEXT MEETING: September 9, 2009 Court Room, Town Hall