

## **Hanover Conservation Commission Site Visit Report and Commission Meeting Comments**

4:00-4:45pm, Monday, July 6, 2009

9 Heneage Lane to review a project proposing to remove a house, to construct a new residence for Edward and Mary Lynn Kerrigan and to re-grade areas of the lot within 75 foot wetland buffer.

Attending: Vicki Smith, Town staff, Erica Alders, Town staff, Jay Barrett, owner's architect, commission members: Doug McIlroy, Robin Carpenter, Ray Hogue, Ed Chamberlain, Michael Mayor, Judy Reeve (reporting).

Wednesday, July 8, 2009

Attending: Vicki Smith, Town staff, Jay Barrett, owner's architect, commission members: Doug McIlroy, Robin Carpenter, Ray Hogue, Ed Chamberlain, Michael Mayor, Judy Reeve, Anne Morris, Sandy White.

The site is located at the NW end of the cul-de-sac of Heneage Lane. The very steep site has been clear cut of existing trees. The driveway and house that are to be removed sit on the only level area at the top of the lot off Heneage Lane.

The commission cannot evaluate or support this project as presented. This application is lacking essential information for Commission and Zoning Board evaluation. For instance, no documents from the wetland scientist were presented to substantiate the locations of the wetland system on the property as drawn.

The commission was told that the wetlands shown on the architect's site plan were delineated 2 years ago prior to the clear cutting of trees. Douglas McIlroy found standing water under several inches of the wood chips in several locations including at the base of the extremely steep (almost 1:1) bank below the house. (Under NH logging regulations, cutting is allowed in wetland but slash and chips from cutting are not allowed to remain in wetlands.) The wetlands on this property are now almost completely obscured by the wood chips left from logging. The woodchips have almost completely prevented the normal growth of the wetland vegetation. Members wondered whether the wetland scientist would delineate the wet areas differently now that the trees have been removed and heavy equipment had been on the land.

This application is for a Special Exception for work within 75 feet of wetlands. Members noted that with a slight reorientation of the house, the structure would not be in the wetland buffer. Mr. Barrett indicated that that would be no problem to move the angle of the building slightly. The effect on the driveway would also be minimal.

Observations & areas of concern:

- The application lacks documentation from wetlands delineator, including a stamped plan and field markings.

- New wetlands may have been created following the logging. These should be investigated.
- The source of the drainage from the pipe that runs under the driveway should be identified. It may be that the pipe carries and discharges an intermittent stream.
- The application lacks a construction sequence including showing where materials will be stockpiled during construction.
- Due to the challenging site conditions and the possibility of major stormwater, erosion and siltation during demolition, regrading and construction, the erosion control and grading plan is not adequate.
- The existing impervious area and the proposed impervious area should be calculated in order to develop a response to Section 702. 7 (5) regarding water quantity.
- Members also noted on site while studying the site plan that water running down the driveway and upland would pool in front of the garage and building, creating ice in cold weather. Therefore a drainage plan is needed including foundation drains.
- The new grading on the south side of the property will direct stormwater onto the neighbor's property which is not permissible. A solution to this potential problem should be reflected on the drainage plan and revised grading plan.
- Roof lines indicating where water will run off building are not indicated and would be helpful for evaluation of stormwater concentration.
- The old sanitary sewer line is to be removed and a new one put in. Location of these lines should show clearly on the existing condition plans in order to evaluate the impact that would have on the site work.
- The volume of fill is not indicated and therefore it is not possible to determine whether this project needs other permits from the Zoning Department.