

Approved 8 November 2006

**Hanover Conservation Commission  
Minutes of the October 11, 2006 Meeting**

In attendance: Robin Carpenter, Ray Hogue, Doug McIlroy, Nancy Menton, Anne Morris, Judy Reeve (chair), Vicki Smith, Joanna Whitcomb, Sandy White (recorder)

Public: Jay Barrett, Shea Ripplinger, Rod Finley, Charles Lief, Alan Saucier, Bob Strauss, Len Cadwallader, Miro Weinberger, and Bruce Pacht.

Meeting started at 5:10.

**Kinlaw Site Visit:** Ray Hogue drafted notes for the site visit on Monday, October 9, at 37 Laramie Road to review and discuss proposed wetland setback impacts at Map 2, Lot 67 in connection with the building of a screened porch on sonotubes. Minimal earthmoving is involved. It is slightly preferred that the spoils from digging holes for the sonotubes be placed under the porch than into the woods toward the Laramie Road. Haybales are preferred over silt fencing so no trench needs to be built. A construction sequence must be provided. Carpenter moved to support the project given the recommendations. Reeve seconded the motion. The vote was supported unanimously.

**Polli Ditch Elimination Project:** The project hasn't changed from the plans that Jay Barrett (architect) submitted to the Conservation Commission last month. He now only wants to bring more visuals. The septic permit expired but they reapplied got received an extension. The landscaping and grading plan was provided by SVE Associates. NRCS will deal with the State wetlands application in its entirety. The house has not been lived in for three years. They plan to demolish it. There was no conventional septic disposal on site. It drained into Mink Brook. The plan is to build a new house on the old house footprint, install a new septic system, grade and landscape, and slightly realign the driveway. The LeClair drawing has setbacks superimposed on it for visual clarification. Judy Reeve commented that there are no construction details provided. It was pointed out to Jay Barrett two months ago that there were no construction details and the Commission cannot make a decision without them. The case will be postponed until we have all information. At that time the Commission would like the following: Robin Carpenter asked for specifications and capacity of drainage ditch and location of outflow. Judy Reeve noted that the drainage area comes to a point in front of the property. It could carry a lot of water. What is the expected volume? Doug McIlroy asked for documentation of perc tests.

**Gile Tract Housing Project:** The developers are participating in the four step process. The Commission notes from May and June have been incorporated into the plans. The Planning Board voted last week to close the design aspect of the permit application. The application will go before the Zoning Board in November.

Notes from the site visit on October 9 were provided by Doug McIlroy. Judy Reeve added written comments on October 11.

There have been several changes to the plans:

The alignment of the road had shifted to the east and a building has been moved  
Carports have been added. One covered space has been provided for each unit.

There is some underground parking.

Parking has been added off access road.

Got rid of some sidewalk and created paved pedestrian paths.

Shifted buildings 7 and 8 to avoid steep section.

Shifted buildings 5 and 6 to avoid ledges.

Squeezed buildings 2 and 3 and 4.

Focus on community center area.

The grading plan is all contoured. The road by building 10 will be graded by cut and fill. There are three wetland pools below the asphalt pile. The access road is super-elevated around the pile. The dump face is extremely steep and unstable because the asphalt recycling area has encroached into the property causing siltation and contamination with trash. The Zoning Board proposal calls for two wetlands to be filled. There is one foot of silt in the third wetland. Pathways wants to fill all three wetlands now and create a new wetland (detention pond and micro pools that are planted) lower than the three pools, a treatment swale into the boulder field, a second constructed wetland near the boulder field so the flow goes from south to north and around to the west in the same hydric zone, and another traditional constructed wetland at the northerly area. The regulations allow for the three wetlands to be filled by special exception, but require a variance if only two wetlands are filled. Rod Finley stated there is no wetland vegetation in the three wetlands and the new constructed wetland is much more functional. Robin Carpenter proposed that all three wetlands be filled because they are compromised. There are no stabilizations for the bank, nor has it been identified how the responsibility for stabilization will be resolved. Joanne Whitcomb felt the Commission should send a letter to the Hanover Public Works Department and the Select Board about the mess caused by the asphalt recycling center.

Measures to forestall unintended intrusion by construction activities into buffers for the central wetland and the northern property boundary have been suggested but are not indicated on maps. A planned chain link fence will prevent intrusion. The fence may be installed on the west boundary. A chain link fence to separate the 30 foot buffer should be included in the plans.

Rod Finley stated that eight acres will be disturbed, half the number that were disturbed on Velvet Rocks 2. There are better soils between the boulders on this site.

Judy Reeve reiterated a section of Ray Lobdell's memo of June 15, 2006 regarding the Gile Tract Community Housing Conceptual Review: "The construction sequencing and phasing will be very important. The time it takes to go from logging and grubbing to project completion is lengthened on ledge and sloping sites. Only a minimum amount of area should be disturbed (grubbed) at any one time, and brought to a point of stabilization. Stormwater drainage and erosion features should be in place prior to building construction commencing." Chuck Lief promised that final plans will contain very detailed sequencing. An engineer will be fully engaged. Chuck has asked Jonathan Edwards if he would like Ray Lobdell to be another set of eyes to ensure all goes well, provided basic agreements are made before fieldwork is started. He doesn't want to get to a state where everyone is arguing as the construction is underway.

Rod Finley explained that access roads are allowed by special exception to allow the school bus to navigate without making a lot of turns. The access road alleviates the very long drive around the edge. Doug McIlroy observed that the outside road intrudes to a high degree on wetlands. The impact to the wetland is exacerbated by the widening of the road with the added parking spots. Judy Reeve wondered if we could think of a way to bridge the wetland with a concrete culvert and natural base. Can we do something to protect the under the road wetland? The Commission urged Pathways to do all they can do to save all of the wetlands. The Commission is concerned about the extent of intrusion into the wetlands and would appreciate mitigation, would like see some creative mitigation.

Alan Saucier commented on Doug McIlroy's comment, "The paths from C involves stairs on a steep slope. The maps show a 40' swath cleared along it. We do not know why." He said they will keep the pathways as narrow as possible. Doug McIlroy asked that they encourage replanting. He asked that in area "C" they leave the rock pile and don't fill.

Joanna Whitcomb moved that the Commission craft a letter to the Zoning Board stating the following:

- The Conservation Commission supports wetland mitigation to replace the wetland function lost by the filling of the three wetlands close to the town's asphalt recycling area.
- The Commission is concerned about the road crossing of the central wetland. A road, parking, utilities and building are all proposed to be located within 75 feet of the wetland. Given the scope of this disturbance, the Commission would like to see a creative way of mitigating these impacts (eg. dispersing the parking along this section of the road to other places not in the wetland or wetland setback).
- The Commission would like the development to proceed in a phased fashion so that the terrain is not exposed unnecessarily to the possibility of erosion. For the same reason, the Commission recommends that clearing be minimized and that stumping and grubbing of the site be staged in concert with the actual development of the cleared areas with restoration before the next stage.
- Chainlink fence prescribed along the northern boundary of the disturbed area should be shown on the plan in order to ensure protection of the vegetative screen.
- On-site inspections undertaken weekly and prior to and after every storm event should be required in the Zoning Board's notice of action. These inspections should be performed by a certified erosion control consultant during construction to monitor the effectiveness of temporary and permanent erosion control measures.
- The Commission appreciates the most recent set of layout amendments as they result in less potential impact to the site.

Robin Carpenter seconded. Six voted in favor and one abstained.

**New Hampshire Climate Change Town Meeting Resolution:** Carbon CO<sub>2</sub>alition (New Hampshire Citizens for a Responsible Energy Policy) requests NH Conservation Commissioners to endorse a climate change resolution for vote at town meeting. Joanna Whitcomb will ask a member of the community who is already on the Cool Air

Committee if she would like to organize an effort to place a global warming resolution on the town warrant.

**Connecticut River Riparian Buffer Improvement Demonstration Project:** The project of demonstrating various methods of correcting Connecticut Riverbank erosion has to be pursued by the property owners on whose land the project will take place. Caryl Collier would like a letter of support from the Commission to conduct a demonstration project on her property. It was agreed that the Commission could write one stating that we regret that we will not be able to fund it but we support the concept. Judy Reeve can write a specific letter of support after reading the application. Judy Reeve will talk with Adair Mulligan about joining with other towns and deciding how to mitigate.

**Environmental Overlay Zoning Proposal:** A group comprised of Anne Morris, Ed Chamberlain, Bob Keane, Hilary Pridgen, and Joanna Whitcomb submitted to the Planning Board a draft proposal for the establishment of overlay districts for natural resource protection. Ed is analyzing progress made in the build-out plan, given the zoning votes last May. Issues pertinent to the overlay draft include: What does rural character mean and how do we attain it? What do we know about sustainability of rural water supply? What about ag land, steep slopes, ridgelines and hilltops? More subject areas could be added later.

The **Memorandum of Understanding** has been signed and at Bill Baschnagel's recommendation was approved for five years instead of one year.

**Reservoir Road Reconstruction:** An agenda item on the Planning Board Halloween Meeting includes the December 4 Select Board Meeting regarding the possible reconstruction of Reservoir Road and the costs of alternatives. A public meeting will be held on January 8, 2007.

**Trails Committee:** Tom Linell reported that the College is working out an agreement with the Lebanon Conservation Commission on the Indian Ridge Barrier. They allow mountain bikes. Will we give up our rights to Lebanon? The December minutes from the Lebanon Conservation Commission state that 130 acres at the top of Indian Ridge is owned by Hanover. Hanover is considering giving Lebanon an easement and rights and maintenance. The Lebanon Conservation Commission needs to make a site visit. This topic is on the Lebanon Conservation Commission agenda for November 9. They are having exploratory discussions.

**Construction Practices Review Committee:** Carolyn Russell is making a presentation to Hanover Boards and Committees and everyone is strongly encouraged to attend the first one on October 10<sup>th</sup>.

**Japanese Knotweed** on Ray School property. Judy Reeve called the principal to report this invasive plant on school property and was referred to the maintenance director. She wrote to the maintenance director describing the stand on the right hand corner of the

school. Joanne Whitcomb talked to the principal today and asked “Who should I talk to in order to get action?” He said, “Me,” and promised to have it removed.

The **minutes of September 13, 2006 Conservation Commission meeting** were approved with changes. Judy Reeve moved to approve the minutes. Ray Hoag seconded the motion. It was approved with one abstention.

Vicki Smith reminded everyone about the Planning Board meeting next week to discuss possible zoning amendments, asked that the easement monitoring be finished up soon, alerted the Commission that she signed Oliver Simpson’s Eagle Scout form.

Joanna Whitcomb moved to adjourn the meeting at 8:00pm. Judy Reeve seconded the motion. There was unanimous approval.