

Approved: June 10, 2009

**Hanover Conservation Commission**  
**Meeting Minutes, Wednesday, April 8 & April 15, 2009**  
**Meeting commences at 5:00pm**  
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**Members present:** Robin Carpenter, Ray Hogue (reporting), Doug McIlroy, Anne Morris, Judy Reeve, Sandra White; **also,** Bill Baschnagel (Select Board representative) and Vick Smith (staff).

**Item 1: Permit by Notification (PBN) for Installation of Culvert for Access, Grasse Road Phase I Lot 2, 2 MacDonald Drive:** Tim McNamara of the Dartmouth College Real Estate Office and Jim Kennedy of James S. Kennedy, Landscape Architect & Wetland Scientist were present to follow-up on the request that the Conservation Commission waive its right to intervene, in accordance with RSA 482-A:11, in the College's plans to install a 12-inch diameter culvert in an existing drainage ditch to allow construction of a 12-foot wide driveway to a single family residence yet to be built. In the New Hampshire Department of Environmental Services Wetlands Bureau PBN form, it is indicated that the total impact to delineated wetland is 25 square feet. A site visit, in the rain, was conducted on Monday, April 6, 2009 and attended by Judy Reeve, Robin Carpenter, Ed Chamberlain, Ray Hogue, and Doug McIlroy. In a Wetlands Plan map relating to project Grasse Road Phase 1 – Lot 2 prepared by James S. Kennedy, date unreadable, two wetlands are identified and it is indicated that Wetland #1 Intermittent Stream and Wetland #2 Drainage Ditch are not in Hanover Jurisdiction as per Zoning Ordinance Section 702.4B (less than 1,000 square feet). In addition, two areas of hydric soils were also identified and both were also labeled as not in Hanover jurisdiction.

McIlroy said that his observations at the site visit suggested that the intermittent stream connected to the drainage ditch and therefore seemed to be a continuous wetland. If it were a continuous wetland, then it would likely be of a size to come under jurisdiction of the Town of Hanover and then a special exception would be required for the proposed work. McIlroy also said that a portion of the side of the property next to Grasse Road was, at the time of the site visit, wet with surface water running onto the property from a Town roadside drainage ditch that terminated at the southeast corner of the lot. McIlroy indicated that the volume of run-off from the terminus of the Grasse Road drainage ditch and the up-hill property's foundation drain pipe, which feeds the intermittent stream, was a concern regarding the enjoyment of the site and home by future residents.

Jim Kennedy suggested creating a small water detention system to allow for slowing, settlement and percolation of the water before it is moved under MacDonald Drive. Smith expressed concern that the detention system would end up being in hydric soils and therefore would not result in any percolation and that the downstream property would receive substantially all the water passing through the wetland.

By a vote of 4 to 2 (McIlroy and White voting against) it was decided that Judy Reeve, as Chair of the Conservation Commission, would review new plans created by Jim Kennedy that would incorporate the water management changes offered by Jim Kennedy and Tim McNamara and that if Reeve approved of such changes then she would sign-off on behalf of the Conservation Commission.

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Carpenter suggested that the Conservation Commission needed to establish a protocol to handle a situation where the Conservation Commission has final approval of an application for which the specific issue is acceptable, but associated issues have pertinent impacts that are worrisome to the Conservation Commission. Robin suggested the Conservation Commission members submit comments to be considered for incorporation into such a protocol.

**Item 2: Application for Zoning Wetlands Special Exception for Paul Merguerian and Christine Mielke, 47 Renne Road Regarding Construction of a Residential Driveway from Goose Pond Road in Lyme to Proposed Residential Site at 47 Renne Road. Current owners Michael and Donna Lawless.**

Applicant Paul Merguerian was in attendance with Michael McCrory and Rod Finley of Pathways Consulting LLC. Per the application for zoning wetlands special exception prepared by Pathways Consulting LLC dated March 25, 2009 a 14 foot wide residential driveway from Goose Pond Road at the northern border of the subject property to a proposed development area at the northeastern corner of the property. The driveway construction would have a direct impact to wetlands of 4,440 square feet, direct impacts to 25-foot buffer of 1,467 square feet, and impacts to 25-foot to 75-foot buffer of 10,948 square feet.

The driveway crosses a wetland shortly after it enters the property. The selected point of origination of the driveway off of Goose Pond Road and the selected crossing point through the wetland is also a high point, although the contours of the property in that area are subtle. Finley and McCrory indicated that the portion of the driveway that crosses the wetland will be about 120' feet long and will be constructed using a special driveway construction method that will maintain a continuous surface and subsurface flow under the proposed driveway. This construction method will include 1.5-inch washed stone, numerous sections of small diameter PVC pipe and two 12-inch culverts under the driveway spaced 40 feet from each end.

Finley also indicated that the storm water management at the development site at the northeastern corner would not involve detention or concentration of flows, but rather would rely on sheet flow downhill to the wetland on that section of the northern border that follows the Hanover/Lyme town line. Reeve said that given the meadow-nature of the property a natural inclination would be to install lawn around the proposed development site, but that meadow is a better alternative to lawn with regard to water infiltration and groundwater recharge. Finley suggested to keep as meadow the inner 50 feet of the wetland buffer downhill of the buildings. McIlroy suggested the full 75 feet, which Finley accepted.

Morris indicated that the geology of the area in which the site is located is relatively porous and suggested that best practices be followed regarding manure storage and disposition.

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The abutter situated on the northern side of Goose Pond Road expressed concern that the development might increase an already material volume of seasonal run-off that occurs at the point on his property near where the subject property's northern boundary transitions from being defined by Goose Pond Road and starts to be defined by the Hanover/Lyme town border, at which point the northern boundary of the subject property no longer borders Goose Pond Road. The map delineating the wetlands suggests that a portion of this seasonal run-off passes through another property that lies between the eastern approximately one-half of the northern border and Goose Pond Road.

Reeve moved that the Conservation Commission recommend the application to the ZBA with the following provisions: 1) the driveway detail on the plan is changed to eliminate the adjoining ditch; 2) the meadow buffer around the development site be maximized so as to cover the 75-foot wetland buffer of the peninsula of wetland entering the property on that part of the northern property boundary that tracks the Hanover/Lyme border, with no retention of stormwater coming off the development site; 3) best management practices be used for compost and manure handling and disposition; and, 4) it should be noted that unstratified drift lies under the property that could present a groundwater management issue locally and off-site. Vote was unanimous.

**Item 3: Request to be Allowed to Remove View-Blocking Tree and Tree Limbs on Trees on Hanover Town Land Between 7 River Ridge Road and Connecticut River.**

Jed and Perry Williamson of 7 River Ridge Road presented two photographs with overlays to indicate which tree, tree-top, and tree-limbs would be removed if permission were granted. The resident desires to recover a view of Mt. Ascutney and the Connecticut River now obscured by the growth of the subject trees. Altogether, two trees would have branches removed, one tree would be removed and one tree would be topped. McIlroy said that this has been done to trees near the Litten property on School Street, but in that case the tree work was done to provide for public view. No action taken. Instead, further discussion on the matter, including the development of a general policy, was recommended.

**Item 4: Determine the Extent of the Conservation Project Area Around Mink Brook and Names for the Project.**

General discussion; no resolution.

Reeve moved to continue meeting at 5:00pm on Wednesday, April 15, 2009 in the Municipal Building.

**Meeting Resumes Wednesday, April 15, 2008 at 5:00pm.**

**Members present:** Robin Carpenter, Ray Hogue (reporting), Doug McIlroy, Anne Morris, Judy Reeve, Sandra White; **also,** Vick Smith (staff).

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**Item 5: Community Garden Feasibility.**

Mr. Larry Litten, co-chair of the Sustainable Hanover Initiative (SHI), representing the SHI action group on food and agriculture, presented an interest in starting a community garden, and asked if the parcel in conservation at the southeast landing of the Mink Brook bridge (used as the construction staging area for the new bridge construction) would be available. Mr. Litten indicated that he was in front of the Conservation Commission to open a dialogue. McIlroy asked if the area was shaded and Mr. Litten indicated that it was. McIlroy also asked if there was water available on the site and Mr. Litten said no. McIlroy asked if the unused southerly portion of the nearby cemetery would be a good spot. Reeve asked who would manage and whether there was an organizational plan in place. Reeve also indicated that fertilizer and composting practices would have to be site-appropriate. Mr. Litten indicated it would be an organic garden and that perhaps it could serve as a recipient of town compost. Allowed uses of the property adjacent to Mink Brook were cited, including recreational uses, with Carpenter questioning whether gardening should be considered a recreational use. White indicated that parking for that site is limited and that deer frequent the site. It was also indicated that the southerly portion of the parcel bounds a right away held by the Conservation Council. It was also indicated that there is an underground sewer line running through the northerly portion of the parcel that may require periodic maintenance. Mr. Litten asked what other parcels might be appropriate and available in Hanover. Smith suggested a number of potential options, including asking a big landowner if they would allow the garden to be on their site, and the area at the Town of Hanover's Shed 2 maintenance yard.

**Item 3 (REVISITED): Request to be Allowed to Remove View-Blocking Tree and Tree Limbs on Trees on Hanover Town Land Between 7 River Ridge Road and Connecticut River.**

Issue of precedent mentioned by Morris and Carpenter. White said that before and after pictures would be good. Smith suggested that a decision on the Williamson's request be put on hold until a policy is developed, with such policy relating to the land management plan that Paul Harwood prepared for the Mink Brook North/Edgerton Tract. A land management plan, including a policy that would cover requests such as the Williamson's may allow for big projects to be funded using CIP funds. Carpenter suggested that the development of such a policy be discussed at the May 2008 meeting. No action taken.

**Item 6: Dana Preserve – Posting.**

Mr. Tom Linnell has reported that no hunting signs have disappeared from the property. This prompted questions regarding the specific wording of the deed for the conservation easement on the property, specifically the lack of reference to hunting. It was indicated that genesis of the no hunting policy is unclear. McIlroy indicated he is against posting the property because thinning of the deer herd would be beneficial to the natural plants and characteristics of the site. No action taken.

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**Item 7: Dana Property Located on Pasture Road – Request for Subdivision by Dana Family.**

Smith indicated that she has recently received a copy of a March 23, 2009 letter to Julia Griffin from the Robes brothers requesting, among other things, that the approximately 142 acre property located on Pasture Road that is jointly owned by the Robeses and the Town of Hanover be divided into a western half and an eastern half, with the Robeses being assigned the western half. Smith suggested that this issue go to the Open Space committee for review. McIlroy said that the western half is a nexus for the trails on Moose Mountain. No action taken.

**Item 8: Lake Host Funding.**

Lake Host funding to be discussed at May meeting.

**Item 9 (not on agenda): Proposed Municipalization of Waterworks.**

Citing insufficient detail on long-term effects on the water company land, Carpenter suggested that the Conservation Commission adopt a position on the proposed plan to municipalize the waterworks. Carpenter suggested that a statement of position be adopted and read by a Conservation Commission member at the upcoming public hearing. Carpenter moved that the statement read as follows: The Hanover Conservation Commission withholds support for the present Hanover Waterworks municipalization proposal. The proposal is insufficiently specific regarding ultimate protection, control and disposition of Hanover watershed land.

Reeve seconded. Vote: unanimously approved.

**Open Space Committee:**

Smith had a follow-up meeting with Mr. Roberto regarding a prospective conservation easement on the Dogford Road land owned by Mr. Roberto. No agreement was forthcoming and Smith indicated that the next step would have to be taken by Mr. Roberto.

**Trail Committee:**

McIlroy indicated that the Hanover trails map needs to be reproduced. It has been proposed that the Parkhill Trust will fund the first \$2,000 of related costs.

McIlroy said that establishing a geographic information system (GIS) in Hanover, like what has been done in Lebanon, looks like it would be too expensive, and he suggested that a better path to take may be through the regional planning commission.

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McIlroy suggested that the Conservation Commission should have representative on the Balch Hill Management Committee (BHMC), or that at the very least, the Conservation Commission should respond to the BHMC minutes, with Reeve agreeing to perform the latter function.

**Minutes for the March 11, 2009 Meeting of the Conservation Commission:**

Changes made to minutes – two first names changed to last names. McIlroy moved to adopt minutes as amended. Morris seconded. Vote: unanimously approved.

**Adjournment:** Meeting adjourned at 7:45pm.