

INLAND WETLANDS AGENCY
FEBRUARY 27, 2008 - 7:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Sutphen, Ashworth, Furlong
Staff: Jones, Moulding

Chairman Scott appointed Furlong and Ashworth to sit as voting members.

II. PUBLIC COMMUNICATIONS - None

III. APPROVAL OF THE MINUTES of February 13, 2008

MOTION: To approve the minutes of February 13, 2008 as amended.

Motion by Sutphen, seconded by Furlong, so voted unanimously.

IV. NEW APPLICATIONS

1. Receipt of New Applications - None

V. PENDING APPLICATIONS

1. Rhodes Property, 0 Winding Hollow Road

This application was tabled to the next regularly scheduled meeting on March 12, 2008.

2. Sandy Hollow Road Resubdivision/Precious Memories Daycare, 0 Sandy Hollow Road

This application was tabled to the next regularly scheduled meeting on March 12, 2008.

3. Proposed Retail Development (Wal-Mart Super Center), 481, 489, 491, 495, 529 Gold Star Highway

The public hearing will be held on April 9, 2008.

VI. NEW BUSINESS

1. Starr Street Subdivision, Conceptual Design, 0 Starr Street

Michael Franklin reviewed a preliminary subdivision plan in the RS-20 zone on 8 acres of property abutting Starr Street and Starr Lane. The property consists of three existing separate lots. He is proposing the creation of 4 new lots out of two of the existing lots. The third existing lot will remain in its current configuration and appears to be too wet for

development. The wetlands have been flagged and surveyed. He stated that the rear existing lot has an existing house, a garage, a barn and out buildings. The new lots near Starr Street will be served by municipal water and sewer, the new lots at the end of Starr Lane will be served by municipal sewer and on-site wells.

Mr. Franklin explained how each new lot would meet the zoning requirements. He noted that the new lots near Starr Street could be developed outside the 100 foot upland review area. The existing house on Starr Lane would remain and the barn would be removed and a new house built. Work would occur within the upland review area.

Staff reviewed previously permitted activity on the property. She has questions about the wetland flagging that will be discussed with the soil scientist and resolved prior to application submittal.

The Agency expressed concern regarding the disturbance required to develop the rear lot. Chairman Scott explained how this wetland goes all the way up to Bindloss and High Street and this is the tail end of a very large wetland area. Most of the wetlands are protected in the Peace Sanctuary. The Agency felt the applicant would have to present a detailed plan to justify how he would make the present situation better in order to get a permit for the rear lot. Furlong stated that a well would need to be dug and the house would propose significant disturbance to the area in the rear. The Agency also stated that if someone wanted to remove the old house, they would need to keep the same footprint and it could not be extended toward the wetland because it is already in the buffer. They also stated that plantings would need to be kept to stop erosion on the front lots off Starr Street after the lawn ends. The Agency also suggested applying for a setback variance to allow the new house to be set further away from the wetlands.

2. Report of Chair

Furlong would like to see the rainfall figures at the next meeting. Sutphen asked about a pile of mulch on Packer Road. Staff has spoken with Ken Gabrollini and he is going to be working on it.

Sutphen, Scott and Ashworth would be available to attend the May 7th University of New Hampshire Stormwater training. Furlong will not be able to attend the May and possibly June meetings.

3. Report of Staff – Staff distributed information on the State of Birds.

VII. OLD BUSINESS - None

VIII. ADJOURNMENT

The meeting adjourned at 8:09 p.m.

Eunice Sutphen, Secretary
Inland Wetland Agency

Prepared by Robin Moulding,
Office Assistant III