

**Town of Pelham, NH
Pelham Conservation Commission
6 Village Green
Pelham, NH 03076-3723**

MEETING OF 04/09/14

NOT APPROVED

Members Present:

Paul Gagnon, Karen Mackay,
Lisa Loosigian, Paul Dadak

Chairman Paul Gagnon brought the meeting to order at 7:00 p.m.

NEW BUSINESS

Map 17 Lot 12-180	956 A, B & C Bridge Street – E. A. H. Realty Trust – Proposed 8 lot conservation subdivision with minor WCD impacts – Benchmark Engineering, Joseph Maynard
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This case was presented by Joseph Maynard of Benchmark Engineering

The property is just over 10 acres in size. Currently, an older home sits on the lot with three family units within the home. A conservation subdivision plan is proposed for the lot.

Mr. Maynard drew up a conventional subdivision plan, which is required in order to determine a yield plan for the number of houses for the lot. The conventional plan was drawn with a town road, 7 house lots and a small dredge and fill area for a wetland on the property.

The original conservation subdivision plan was presented to Planning. This plan had a private road, 8 house lots, a small WCD disturbance and roughly 4.3 acres in open space. Planning has requested Conservation input.

Mr. Maynard has designed a new plan with a reduced footprint. The land owner decided he wanted to keep his 3 family home and develop a smaller portion of his land. The new proposal is to keep the 3 family home and add 4 house lots to the parcel for a total of 5 lots. This proposal will require a variance for the existing 3 family house for lot size. Regulations require 2 acres for a duplex and 10,000 square feet for any additional bedrooms. Mr. Maynard is applying for a waiver to place the current home on 1.3-1.5 acres. The outcome of the waiver will determine how he will be able to size the remaining proposed lots. If the plan is approved roughly as drawn, there will be approximately 5 acres of open space or about half the lot. The open space will abut open space on an adjacent lot.

The 4 proposed new lots will be between one-half acre and just under one acre in size. Each lot has a 100 square foot buildable area. Proposed lots 4 and 5 will have a driveway length of approximately 300 feet. The grade of land is gradual at 1-3% slope in this area and the driveways will not impact the WCD. A private road is proposed to serve the residents of the subdivision. There are no wetland or WCD impacts on the plan.

Some residents expressed concerns over water issues with the development of the property at the Planning Board meeting. Mr. Maynard has not designed any water treatment structures at this time. He wants to make sure Planning is accepting of the basic subdivision plan before he spends time and money to design drainage structures.

The lot currently has a trail in the center of the lot. The trail is used to access the rear of the property. Mr. Maynard will put an easement on the trail in order for residents of the subdivision to access the open space parcel. Access for subdivision residents is required in the conservation subdivision regulations. Mr. Gagnon suggested the trail easement could run along the line between lots 3 and 4. The trail could then be rerouted to go around the wetland or cross the wetland at narrow points. The trail is only privately used; it is not part of any snowmobile trail system.

The conventional and first conservation plans seemed to be stretching resources. The new plan shortens road length, reduces house lots and keeps an existing house rather than tearing it down to build a new house. Mr. Gagnon appreciates the land owners desire to reduce the size and impact of the project.

Planning has requested comment from Conservation for this plan. The Commission approves of the general direction of the plan to reduce impacts; however, the plan is in a preliminary stage and a vote is not possible at this time. With the plan still in the development process, lots lines could be moved, lot sizes could change and impacts could change. Planning nor Zoning have requested a site walk yet. Conservation members would like to attend if a site walk is requested by either board. Mr. Dadak will bring our thoughts to the Planning Board for their next meeting.

Public input:
None.

Map 29 Lot 7-27-1	43 Atwood Road – Crossroads Baptist Church – Proposed WCD impact for drainage structures – Benchmark Engineering, Joseph Maynard
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This case was presented by Joseph Maynard of Benchmark Engineering.

The proposed parking lot will have a total of 1,000 square feet of WCD impact. The grading for the detention basin will be a 500 square foot impact and the outlet to Tony's

Brook will be an additional 500 square foot impact. The system will be passive and will function as a dry pond. The structure will be seeded with grass and will be dry most of the time. The basin is designed for the 25 year storm event as required by town regulations. This basin design has been tested for a 50 year storm as is normal practice at Benchmark Engineering and the basin will not over top in a 50 year storm.

The proposal to build a parking lot with detention system was presented to the Commission about 2 years ago. The plan at the time called for over 150 parking spaces. This plan was designed by a different engineering firm and was approved. The original plan was not built because of flaws in the design which related to slope and the depth of coverage for drainage pipes. Mr. Maynard became involved with the project recently.

The new plan calls for 124 parking spaces and the sheet flow of rain water from the entire parking lot. There will be no raised beds in the parking area to impede sheet water flow. The detention pond will be located off the south-east side of the parking area. No trees will be cut for the pond or the grading. The WCD impact area was disturbed many years ago and at present is a mowed section of grass. The lot grades naturally toward the location of the proposed detention basin at a gentle 3 percent slope. The basin will require minimal grading to be completed. The slope of the parking lot is such that all water will flow into the pond in a level manner across the grass strip.

The detention system will be maintained by the church. The design is simple with a concrete wall with a slotted weir. The maintenance for the system will be regular mowing of the detention pond which will be dry most of the time. The pond is designed to catch pollutants, sands and debris. The pond will require periodic dredging of sediments. The outlet for the pond is 6 inches above the bottom; therefore, Mr. Maynard will recommend dredging when sediments are 3 inches deep. The pond should be inspected daily during the construction process and annually after the project is complete.

The outlet of the pond has a rip rap apron outside the headwall. The apron is a trapezoid shape with a 4 foot width at the head wall and fans out to a 6 foot width at the edge of the apron. The apron will extend 6 feet from the headwall. The thickness of the apron will vary with the thickest depth of stone against the head wall and the depth at the edge a minimum of 8 inches. The rip rap material will be 3 inches in diameter.

A waiver is required from Zoning for the distance of overland water flow without a catch basin. Town regulations require catch basins if overland water flow will exceed 200 feet. This plan has a few parking spaces that are located 217 feet from the basin. All other parking lot locations are within 200 feet of the basin. An additional waiver is requested from Planning to construct the parking lot with 124 spaces.

There is an existing small parking lot directly in front of the church. Water from this area currently flows to the west of the church then down into the wetland beside Tony's Brook.

This area will continue to flow to the west. The new section of the parking lot will flow to the south-east and into the detention pond. The existing parking lot will be left intact.

Public input:
None.

Motion: (Mackay/Dadak) to recommend Planning accept this plan and add a maintenance schedule to the plan to make sure silt and debris does not clog the outlet.
Vote: 4-0 in favor.

ELECTION OF OFFICERS:

Motion: (Dadak/Loosigian) to keep the current slate of officers for the next year
Vote: 4-0 in favor

MINUTES:

Motion: (Loosigian/Dadak) to accept the minutes of December 11, 2013.
Vote: 4-0 to approve

ADJOURNMENT:

Motion: (Loosigian/Dadak) to adjourn
Vote: 4-0
Meeting adjourned at 8:05 p.m.

Respectfully submitted,
Karen Mackay,
Recording Secretary