

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

MEETING OF 10/08/14

APPROVED 01/14/15

Members Present:

Paul Gagnon, Karen Mackay
Mike Gendreau, Paul Dadak

Members Absent:

Lisa Loosigian

Chairman Paul Gagnon brought the meeting to order at 7:00 p.m. Mr. Gagnon welcomed new member Mike Gendreau to the Conservation Commission. Commission members met Mr. Gendreau last winter on a snow mobile ride through the town trails. Mr. Gendreau is the secretary of the Pelham Border Riders Snow Mobile Club. He is a welcome addition to the Conservation Commission.

NEW BUSINESS

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| Map 38 Lots 1-118 & 1-119 | Sherburne Road – Proposed 67 lot over 55 community subdivision with multiple WCD impacts – Peterson Built Homes, L.L.C. – Shane Gendron, Herbert Associates, Inc. |
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This case is represented by Shayne Gendron of Herbert Associates, Inc.

The proposal involves the merging of lots 1-118 (25.85 acres) and 1-119 (3.272 acres). The plan for this site was originally approved in 2006. The project called for a 40 unit condo complex on lot 1-118. Lot 1-119 has recently been added to lot 1-118 increasing the lot size. The new project is proposed to be a 67 unit over 55 complex. This type of complex requires that at least one member of each household be 55 years of age or older.

Previously, a dredge and fill was approved for road crossings. The dredge and fill was set to expire soon so construction has been completed on those areas, therefore, this plan has no impacts to the wetlands for the new project. Dredge and fill permits are expensive to obtain so work on those areas was completed so the developer would not have to pay to go through the application process again. Site specific soils and wetland delineation was performed by Gove Environmental.

The density calculations for this property specify the lot has the ability to support 111 units. The number of units a property can support is a mathematical figure obtained by following the town regulations for building an over 55 housing complex. Calculations to determine density take into account the amount of upland on the parcel and require 10,000 square feet per unit. Wetlands, poorly drained and very poorly drained soils as well as slopes over 20 percent are excluded from the calculations. The 111 unit density is unrealistic for this property; therefore the applicant has

designed a plan for 67 housing units. The applicant has engineering and drainage studies to show the lot can support 67 units.

The development has 2 access roads off Sherburne Road as requested by the Highway Safety Committee. The previous plan had one access from Sherburne and one access from Litchfield Circle. The Litchfield Circle access would have required a change in drainage for the Litchfield Circle development because the drainage for that development is built within the access right of way. The second access from Sherburne was easier and had fewer impacts to the wetlands and WCD.

Drainage from the west side of the lot is captured in catch basins and piped to a detention basin along the south side of the lot. Water from the east side of the site will be captured in catch basins and directed to a detention pond in the south-east corner of the lot.

There are 8 areas of wetland conservation district (WCD) impacts on this project for a total area of 40,190 square feet (sf). A special permit from Planning is required for the WCD impacts. Area 1 is 11,380 sf and is needed to access the property in the north-west corner. The angle of the road cannot be altered from the plan because the road must come in at a right angle. Areas 3 and 7 impact 7,599 sf and 11,351 sf respectively and will be detention ponds. Commission members have requested Mr. Gendron try to move these farther out of the WCD. Areas 2 (1,912 sf), 4 (2,079 sf), 5 (3,275 sf), 6 (290 sf), and 8 (2,034 sf) are for drainage pipes and grading. Area 8 may be removed from the plan as it may not be necessary. If it is necessary, the location of the pipe may be moved toward the west farther from the wetland and therefore will impact less of the WCD.

The main road width is 22 feet. Within the circle in the south-east corner the road width is 20 feet because the roads are one way in this area. There will be about 15 septic systems on the property. The systems will vary in size and serve a few to several homes. The community well meets the needs for this development and has been designed by Bruce Lewis of Lewis Engineering. The well is located roughly in the center of the lot and was drilled 6 years ago. New approvals are needed for the well because the project has changed from 40 units to 67 units.

The plan is currently at the town engineer, Keach/Nordstrom for review. There are no issues with Zoning. The largest concerns, at the Planning meeting, from abutters were about water and traffic. The applicant is scheduled to be before Planning for their second meeting on October 20, 2014.

Planning has not scheduled a site walk for this property yet. We will contact Mr. Gowan to see if they will be having a site walk or if we should schedule one ourselves. We plan to walk the site before our next meeting.

Public Input:
None

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| Map 36 Lot 10-191-01 & Map 35 Lot 10-193 | Currier Road – Proposed 46 lot conservation subdivision with WCD impacts – Green and Company – Joseph Coronati, Jones and Beach Engineers, Inc. |
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This case was represented by Joseph Coronati of Jones and Beach Engineers, Inc.

The lot is approximately 68 acres in size. The property is oddly shaped due to prior subdivisions over the years. The proposal is for a 46 lot conservation subdivision. The subdivision will be accessed from Garland and Fineview Circle. This provides connection between these subdivisions which is important to town safety services. The design has an innovative layout with curvy roads and pocket neighborhoods. No houses will be built on Currier or Garland Roads. All new homes will be located on the new proposed road and will be a distance of 300+ feet from Currier Road. The site is mostly uplands with a gentle slope from north to south. Mature trees are on the north-east portion of the property.

The yield plan has already been approved by Planning. The plan called for a standard subdivision using the entire property for 39 house lots. The developers wanted to build a conservation subdivision so the yield plan was required. The standard plan provided no open space. The applicant designed a plan that qualified for density bonuses/offsets because of the preservation of open space.

The conservation subdivision plan qualified for a 20 percent increase in number of lots. The plan conserves 37.87 acres or 55.7 percent of the lot in open space. The open space is made up of 25 acres of upland with the remaining acreage being wetland. Most of the wetland areas are within the open space. Forty-five of the 46 lots directly abut open space.

The design preserves view sheds. The fields adjacent to Currier Road will remain in open space. Currently, one field is hayed and the other is in an early successional stage of forest regeneration. The developers would like to have the field cut for hay yearly in order to maintain the view shed. They are open to working with the farmer who currently hays the field. The home owners association could work with the farmer after the development is built out.

Wetlands are mostly on the south side of the property. Two wetland fingers extend into the interior of the parcel. The proposed road will cross these wetland fingers. There are no wetland impacts for this project. The wetland crossings will be bridged with an open bottom box culvert and a 20 foot arched bridge.

There will be 11 impacts to the WCD. Temporary impacts will total 68,102 square feet with one-third of that area in the fields. Temporary impacts will be for infiltration ponds and grading. Permanent impacts will total 8,630 square feet and are caused by road construction and the driveway to lot 36.

Community wells will serve the development. The wells will be located in the center of the hay field on the north side of Garland Road. The field is 6.5 acres in size and will be part of the open space. The water system will be a small community water system. The system must be tested each year and be managed by a professional public utility company.

The landscape is historically significant as a farm. There are trails that exist through the property. The applicant is working with Planning to keep the trail connection open. The applicant will be rerouting the trail possibly through part of this property and a neighboring property. The applicant believes the trail will lower the value of the lots if snow mobiles run on the trail behind the houses on the east side of the property. The applicant sited the recreational trails and public access as a positive on the lot to receive density offsets. This trail is critical to the east/west connection through town.

A storm water permit is required from the state for the 4 detention ponds. Three of the ponds are infiltration ponds and one is a wet pond. They are designed to infiltrate the first inch of storm water.

The new road will be 26 feet in width. Garland Road will be upgraded to a 26 foot wide road from its current width of about 18 feet. The road length in the standard subdivision plan was 5,719 linear feet. The road length for the conservation subdivision is about 4,500 linear feet. Landscape islands are proposed for the two cul-de-sacs on the new development. The developers are also proposing to change the cul-de-sac on Fineview to be a landscaped island. These types of roundabouts slow traffic and decrease impervious surface. The landscape islands will be planted with low maintenance plants.

There are no threatened or endangered species on the property as determined by the Natural Heritage Bureau.

Public Input:
None.

Commission Comments:

Commission members are concerned about the trail connection through this parcel. This connection is critical to the trail network throughout town. Commission members as well as other members of the community have worked hard to develop our trail system. We want to work with the developers to insure this trail remains open.

Although the applicant has presented a well designed plan the WCD impact are extensive.

Commission members are pleased there are no wetland impacts.

Planning requested a 26 foot wide road. Commission members have in the past requested road widths be narrower.

Commission members appreciate the view shed aspect of the lot. We would like to insure some way of keeping the open field after the development is built out.

A site walk will be conducted on Saturday, October 11, 2014 at 8:00 a.m. on Garland Road.

WALK IN ITEMS:

The NH Association of Conservation Commissions is having its annual meeting on November 1, 2014. The meeting is a full day on Saturday. Any members are invited to attend.

The new tennis courts are being built across from the high school. Our Commission recommended a vegetated buffer between the land owner to the east and the courts. Mr. Dadak noticed the complete lack of a buffer and wondered if a buffer would be planted. The home owner was concerned about having a clear view into the tennis courts after they were built.

MINUTES:

Motion: (Dadak/Mackay) to approve the minutes of June 11, 2014.

Vote: 3-0 in favor

Abstained: Gendreau

Motion; (Dadak/Mackay) to approve the site walk minutes of June 21, 2014.

Vote: 3-0 in favor

Abstained: Gendreau

ADJOURNMENT:

Motion: (Dadak/Gendreau) to adjourn

Vote: 4-0

Meeting adjourned at 9:15 p.m.

Respectfully submitted,
Karen Mackay,
Recording Secretary