

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

SITEWALK OF 02/24/18

Members Present:

Karen Mackay, Louise Delehanty,
Paul Dadak, Mike Gendreau

Owner and Representatives:

Stephen Doherty (owner)
Karl Dubay, Wayne Antosh (Dubay Group)
Bruce Gilday (BAG Land Consultants)

Abutter:

Michael Brown

APPROVED 04/11/18

Planning Board Members Present:

Bruce Bilapka, Sam Thomas,
Richard Olsen, Jim Bergeron,
Jeff Gowan (Planning Director)
Hal Lynde (Selectman)

Map 22 Lot 7-1	9 Atwood Road – Proposed conservation subdivision with wetland and WCD impacts – Presentation by Karl Dubay of The Dubay Group, Inc.
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Karen Mackay began the site walk at 8:18 a.m. Mr. Dubay gave a brief description of the conservation subdivision project. The proposal is to build 10 new 3 bedroom homes and restore an aging farm house and barn on the property. Mr. Doherty is committed to restoring the farmhouse and would like to restore the barn, but the barn restoration may be beyond what is feasible. Three new homes are proposed to the north side of the farmhouse and one is proposed to the south of the farmhouse. The southern home will share the lot with the old barn, if the barn can be restored. One new house lot will be subdivided on Briarwood Road to the west of the entrance to the new pocket neighborhood. The new neighborhood will have 5 house lots on a ‘T’ shaped road as opposed to a full cul-de-sac. This design allows for an increase in buffer zone between the new development and the existing development on Gaudet Lane.

Mr. Doherty gave the attendees a tour of the farmhouse. The house is currently vacant. The interior is in a state of disrepair and will need to be gutted in order to be restored. The interior is large with fire places in most rooms and wide pine wood floors. Mr. Doherty is hoping to be able to restore the floors. The home consists of the main house and an accessory apartment, which will remain after the restoration.

There is one small 3-4 foot wetland crossing, of approximately 1,000 square feet, in order to access the area of the pocket neighborhood. The culvert proposed is a 24 inch high density polyethylene pipe (HTPE). There is extensive WCD impacts as the storm water treatment system proposed is a gravel constructed wetland which will be adjacent to the wetlands and be hydrologically connected to the wetlands. The wetlands on the property are dug farmland ditches that were used to channel water through the property. The gravel constructed wetlands will be cleared of vegetation during the construction process. New vegetation will be planted in the constructed wetlands immediately

following construction and the wetlands will also be allowed to revegetate naturally. Plant species in the area will move into the wetlands as time passes. This plan will be sent to the town engineer, Steve Keach, for review.

The land designated as open space is proposed to be donated to the town. This land will abut the Peabody Town Forest and the powerline easement. The back corner of the adjacent cemetery will connect to the open space which will allow for town residents to access the open space and Peabody Town Forest from Atwood Road through the cemetery. The lot adjacent to the cemetery must maintain a 25 foot buffer zone between the cemetery wall and any excavation. There can be no plantings of any kind added to the lot along the cemetery wall. Some old cemeteries have been known to have human remains buried outside the walled confines of the property. These possible unmarked graves should not be disturbed. The town will be requesting an easement for heavy equipment along the wall. Such equipment will only be used, if necessary, to dig within the cemetery without disturbing the stone walls.

The lot line between the subject parcel and the lot to the south-east will be adjusted. The lot to the south-east is long and thin. The side yard has old chicken coops and other structures that encroach on the subject property. The two parties have decided to adjust the lot line. Mr. Doherty will give the abutter a section of land between the properties that has the old coops and the abutter will give Mr. Doherty an equal size piece of land at the back of his property. The land will be an even swap.

Ms. Delehanty is concerned about the stone walls on the property. The lot has extensive stone walls and many will be disturbed during construction. Commission members expressed an interest in the developer reusing the stones on the property. Mr. Doherty said he would like to use some of the stones to define the entrance to the pocket neighborhood. Ms. Mackay asked if the stones could be used along some of the new property lines. Mr. Dubay thought that could be possible. There are some granite posts on the property that could also be used in the new development to mark trails. Mr. Doherty agreed he would like to reuse these features.

A possible vernal pool was investigated on the site. Mr. Gilday researched the pool last spring. He determined the pool was not a vernal pool. The small wetland has some characteristics of a vernal pool, but there were criteria that disqualified the pool from that designation. Depth, structure and absence of vernal pool animal species led Mr. Gilday to conclude the pool did not meet the criteria. The pool will not be disturbed in this project. The pool is located a minimum of 200 feet from the closest construction. The land surrounding the pool will be donated to the town after construction.

Motion: (Gendreau/Delehanty) to adjourn.

Vote: 3-0-0 in favor. (Mr. Dadak had to leave prior to adjournment)

Adjourned 9:45 p.m.

Respectfully submitted,
Karen Mackay,
Recording Secretary