

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

SITE WALK OF 01/21/17

APPROVED 05/10/17

Conservation Members:

Karen Mackay
Louise Delehanty
Ken Stanvick
Paul Gagnon
Mike Gendreau

Mike Sherman, Planning Board
Bob McCarthy, Land developer
Shayne Gendron, Herbert Associates, Inc.

Chairman Paul Gagnon brought the meeting to order at 8:00 a.m.

Map 39 Lot 1-54-2, 1-54-3, 1-54-4, 1- 54-5, 1-55	Sherburne Road – Proposed conservation subdivision off Sherburne Road – Presentation by Shayne Gendron of Edward N. Herbert Associates, Inc.
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The proposal is to build a 21 lot conservation subdivision. The land slopes gently from the central road to the west and from the central road to the east. One detention pond is located on the west side of the development just east of the wetland. The second detention pond is located to the east of the development, roughly in the center of the property.

The property currently has an all-purpose trail crossing the lot from Veteran's Memorial Park to Sherburne Road. The trail is located centrally through the proposed developed area on the site. The trail has been proposed to be moved to the west of the property and to the west of the proposed detention pond.

Mr. Gendron guided the Commission down the proposed trail. The trail runs closely along the abutting property line. There is some question if the abutting property has part of a driveway on the subject property. The proposed trail easement will be 10 feet wide. Mr. Gagnon asked if the easement could be 15+ feet wide in order to adjust the location of the trail to a route that is not blocked by huge boulders or mature trees. Mr. Gendron and Mr. McCarthy agreed to see if this was possible. Mr. Gendreau and Mr. Gagnon will mark out a trail location within and along-side of the easement in the open space, while trying to avoid obstacles such as boulders and/or mature trees. After the trail is flagged, Mr. McCarthy and Mr. Gendron will review the location and GPS the trail if the location is approved. They are willing to work with the Commission to come up with a trail plan that will work for both parties.

Mr. Gagnon asked if the south-west corner of lot 15 could be moved back to the corner of the stone wall to allow a wider path for the trail. This seems to be possible because this particular lot is large. Mr. Gagnon also asked if there could be a small adjustment in lot 21 to move the lot line in the north-west corner of the lot. This lot is not as easy to adjust because the lot size is just one-half acre in size. The state owns a wide swath of land between Sherburne Road and the development. This area of land can be used for the trail. The trail can be rerouted to cross the road roughly across from the entrance to Cutter Woods.

Mr. Gendron guided the Commission across the property to the second detention pond. This pond is located near a large wetland complex and will drain to the east into the wetland. The second pond is larger than pond one. All work will be outside the wetland.

Motion: (Mackay/Delehanty) to recommend the plan with the understanding that the trail will be flagged and approved by both parties prior to being defined on the plan. The developers will attempt to move the lot line for lots 15 and 21 in order to make space for the trail. Lot 21 will be harder to adjust because of the small lot size.

Vote: 5-0-0 in favor.

This site visit ended at 9:00 a.m. The Commission left the site and headed to the next site.

Map 14 Lot 3-90	Mayflower Drive – Proposed subdivision with WCD impacts – Presentation by Shayne Gendron of Edward N. Herbert Associates, Inc.
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This site walk began at 9:20 a.m. Mr. Sherman and Mr. McCarthy did not attend this site visit.

This proposal is for the subdivision of a lot with one house, into a development with 5 additional house lots. The land slopes somewhat steeply from north to south down to one detention pond. There are no wetland impacts on the lot.

Mr. Gendron guided us along the proposed center line of the road to the cul-de-sac. The road will cross the gas line easement. The cul-de-sac ends very close to the cul-de-sac on another subdivision. We followed the lot line down to the proposed swale on the south-west portion of the lot. The swale will empty into the detention pond on the south of the lot. The pond will be located a few feet from the large wetland behind the lots. An additional swale is located on the east side of the lot.

Ms. Mackay asked if the pond could be moved or reshaped into a low area on the east side of the lot so that the edge can be pulled away from the wetland. Mr. Gendron said he would ask if the detention pond could be moved and/or reshaped to fit into the open low area.

Motion: (Mackay/Delehanty) to recommend the plan with the understanding that the engineering firm will make every effort to move the detention pond to the relatively level area to the north-east to minimize the WCD impacts and move the outlet and the edge of the pond farther from the wetland. The Commission needs the engineer to send the new plan to us prior to the next Planning meeting.

Vote: 5-0-0 in favor

ADJOURNMENT:

Motion: (Mackay/Delehanty) to adjourn.

Vote: 5-0-0 in favor.

Adjourned 10:12 a.m.

Respectfully submitted,
Karen Mackay,
Recording Secretary