

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

MEETING OF 07/08/09

APPROVED 08/13/09

Members Present:

Paul Gagnon, Karen Mackay,
Glennie Edwards

Absent:

Paul Dadak, Lisa Loosigian

Chairman Paul Gagnon brought the meeting to order at 7:13 p.m.

NEW BUSINESS:

Map 35 Lot 6-105 Paul DeCarolis – Off Chagnon Lane – Discussion of Possible Transfer of Property

This case is represented by Attorney Paul DeCarolis.

The applicant was unable to attend the meeting. Mr. Gagnon explained this case would be a discussion about a possible transfer of land to the town from lot 35/6-105. The proposed construction of the duplex on this lot will not come before the Commission because there are no wetland or WCD impacts.

Mr. Gagnon invited the public to speak about the case. Members of the public declined the offer. There was no public input. The case will be continued to the August 12, 2009 meeting.

OLD BUSINESS:

Map 36 Lot 10-358 Fichera, Frank and Constance Crooker – Dutton Road – Proposed 2 lot subdivision

This case is represented by Peter Zohdi of Edward N. Herbert Assoc., Inc.

Presentation by Peter Zohdi

This case has been before the Commission several times in recent months. A two lot subdivision is proposed for a 10+ acre parcel. The proposed division of the parcel will create a non-conforming rear lot. The lot would have only 102+ feet of frontage on Diamond Hill Road. The applicant would like the Commission to recommend the subdivision to the ZBA. The Commission has expressed the opinion that this is a ZBA issue and we would not feel comfortable recommending the subdivision that creates a non-conforming lot unless the owners are willing to give up some future development rights. We would like the owners to agree to limited development on the lot.

Mr. Fichera and Ms. Crooker, brother and sister, inherited the property from their father. Each sibling would like their own parcel. The owners would agree to limit development to two lots per proposed lot for a total of 4 lots. A note would be added to the plan. Each sibling has two children and would like to be able to subdivide the land in the future so each child could be given one lot.

Mr. Zohdi believes he can obtain 8 lots on this parcel if he draws up a conservation subdivision. The current proposal would limit development to 4 lots. The family is willing to give up the 4 additional lots that could be developed in the conservation subdivision. Presently, the owners are only requesting the subdivision into two lots.

A conservation subdivision requires only 50 feet of frontage on a town road. A private drive is also permitted instead of a standard road. Mr. Zohdi could design a driveway with a hammerhead, for emergency vehicle turnaround, in order to comply with the fire regulations regarding long driveways.

The conservation subdivision regulations require a developer to show the land with a conventional subdivision and then with a conservation subdivision. Mr. Gagnon requested this procedure from Mr. Zohdi. Mr. Gagnon then asked Mr. Zohdi to show the 4 proposed lots. This step-by-step procedure will allow the Commission to see how the impact is reduced, in square feet, with less development. The Commission could then feel comfortable with their decision regarding the parcel and could reference the drawings in any letters sent to the ZBA.

Mr. Zohdi agreed to our request. Ms. Edwards would like to see the actual language on the plan that limits future subdivision to a maximum of two lots per proposed lot for a total of 4 lots on this land.

This case will be continued to the August 12, 2009 meeting.

Map 25 Lot 12-33 Mako Development, LLC – Gage Hill road – Proposed subdivision and land transfer presented by Peter Zohdi, Edward N. Herbert Assoc., Inc.

This case is represented by Peter Zohdi of Edward N. Herbert Assoc., Inc

Presentation by Peter Zohdi

This case was presented to the Commission on June 10, 2009. The Commission walked the site with Christopher Nickerson on Saturday, June 13, 2009.

A two lot subdivision is proposed for lot 25/12-33. The lot has a shortage of frontage on Old Gage Hill Road. The parcel is almost 16 acres in size. The proposed subdivision will create a 9.82 acre lot and a 6.041 acre lot. A 3+ acre “dog leg” piece of land will be transferred to lot 12-37. Mr. Zohdi is asking for the Commission’s support of the proposed subdivision of this land.

The detention pond, located upslope of the proposed houses, is designed to slow the velocity of water draining from the slope. Mr. Gagnon commented about how wet the slope was on the site walk.

The wetland along the west side of the parcel and the steep slopes up hill from the detention basin will be placed into a conservation easement. Mr. Zohdi will add a note to the plan to maintain a 40 foot vegetated buffer along the east side of the property between the existing and proposed houses.

A perforated drainage pipe is proposed to run along the east side of the driveway. Water will travel down the pipe into an existing catch basin on Old Gage Hill Road. The catch basin is managed by the State of NH Highway Department. Old Gage Hill Road is a state road. The town has no jurisdiction and cannot make improvements to the road or drainage system. The state has a good catch basin system, but more needs to be done to improve conditions on the road.

This drainage plan will solve some of the water issues in this location, but not all the water issues. Mr. Zohdi has received a highway entrance permit from the state to enter the roadway. The state requires that post development runoff is less than predevelopment runoff. Mr. Nickerson stated at our June meeting that current peak runoff is 7.91 cfs and post development runoff will be 6.76cfs. Mr. Zohdi confirmed these numbers.

Motion: (Mackay, Edwards) to accept the plan with added conservation easement and 40 foot buffer between the existing houses and the proposed houses on the east side of the lot.

Vote: 3-0 in favor

Map 41 Lot 6-118 Patel Plaza, LLC – Commercial Site Plan presented by Peter Zohdi, Edward N. Herbert Assoc., Inc.

This case is represented by Peter Zohdi of Edward N. Herbert Assoc., Inc.

Presentation by Peter Zohdi

Mr. Zohdi came before the Commission to discuss the comments and concerns expressed by the Commission at the June meeting.

The future leach field will be located behind the building in the vicinity of the current system. The old system will be removed and a Presby system will be installed. The Presby system is a high quality system. The company reviews the design of commercial systems and once approved they guarantee the system.

Mr. Zohdi was able to move the underground gas storage tanks 5 feet farther from the wetland. Ms. Mackay suggested the tanks be moved to the other end of the pump island so they would be as far from the wetland as possible. Mr. Zohdi will investigate the possibility.

Oil separators have been proposed on all catch basins on the plan. The oil separator is capable of handling minor gasoline spills. Mr. Zohdi will look into adding a maintenance schedule to the system.

The current WCD impact is 13,437.49 s.f. The proposed WCD impact will be 19,923.98.s.f. This is a 6,476 s.f. increase in WCD impact.

The retaining wall will be constructed of blocks. The wall will range from 2 feet to 6 feet in height. A guard rail will be installed along the top of the wall to prevent customers from driving off the wall into the wetland.

A note has been added to the plan to clean the existing culvert under Bridge Street. Debris will be removed from the culvert at the beginning of construction and after the completion of construction.

Mr. Zohdi will look into adding dry wells to capture roof runoff. He thinks he has plenty of room to add the dry wells.

Mr. Zohdi will contact Planning and ZBA to set up a joint site walk. He will bring front elevation plans to the site walk so we can see how the proposed building will look.

WALK IN ITEMS:

Mr. Gagnon presented lot 9/9-2, Moeckel Road to the Selectmen at the June 16, 2009 meeting and lot 8/9-64 Timothy Ivers Trust at the June 30, 2009 meeting. The Selectmen voted in favor of the purchase of these two properties as conservation land. The Conservation Commission will use money from the Conservation Fund to purchase these properties. There will be no tax impact.

Ms. Edwards mentioned a new program to restore elm trees. The program is looking for towns to apply for grants to plant trees that are resistant to Dutch Elm disease. We do not know much about the program at this time, but we would like to learn more about the program.

Our next meeting is scheduled for August 12, 2009. The meeting will be held at the elementary school library.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,
Karen Mackay,
Recording Secretary