

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

**SITEWALK OF 08/16/21**

Members Present:

Karen Mackay, Paul Gagnon,  
Ken Stanvick, Lisa Loosigian

Applicants:

Shayne Gendron of Herbert Associates  
Joanne Kosik  
Tim Kosik  
Joe Rosko  
Walter Kosik, Jr.  
Allesha Kosik Rosko

**APPROVED 09/08/21**

Members Absent:

Mike Gendreau, Al Steward  
Kara Kubit (alt.), Dennis Hogan

Map 23 Lot 8-15	16 Webster Ave – Proposed 3 lot subdivision with WCD impacts – Presentation by Shayne Gendron of Herbert Associates
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Mr. Gagnon brought the meeting to order at 6:10 p.m. Mr. Gendron went over the plan and explained how the land owners wanted to develop the parcel. The land is proposed to be subdivided into 3 lots. Each lot will have a tiny frontage on Webster Avenue. This was the way Zoning wanted to split the lot. They wanted each lot to have some frontage on a town road. All three lots will share a driveway into the parcel, then the driveways will split off to their own lots.

The owners are planning to develop only the two front lots and leave the rear lot undeveloped. Mr. Gagnon asked if they were not going to develop the rear lot then would they be willing to put a conservation easement on the land. He thought he would have an easier time getting to ‘yes’ with all the WCD impacts on this lot if the rear of the lot was protected as that parcel abuts the wetlands to the greatest extent and has the most wetlands on the parcel of the three parcels. The land owners are not willing to give up development rights on the rear parcel at this time. Mr. Gendron said the rear lot could never be subdivided so the most that could ever go on the parcel would be one house.

Mr. Gendron did not have the whole parcel surveyed for wetlands as they were only going to be working with the two frontage lots at this time. He thinks there is about 5 acres of upland in the proposed developed area. The rear lot has a large amount of wetland, but he is not sure exactly how large.

Mr. Gagnon asked the owners about flooding on their property that abuts this property. They said they have never had flooding even during the Mother’s Day floods in 2007/2008. Mr. Gendron

said the seasonal high water table was at about 2-3 feet. All proposed buildings will be built at ground level. There will be walk out basements. No foundations underground.

There is an underdrain along the road entering the site. The owners will be keeping the driveway/road as a gravel entrance. Along the entrance driveway, there is an old cinder block foundation. This foundation is located fully in the WCD and is close to the wetland. Some members thought the foundation should be removed. Ms. Loosigian was not sure that was the best course of action as the removal would cause disturbance to the WCD.

Members want Mr. Gendron to adjust the locations of the proposed houses to maximize the distance from the WCD. He will have Mr. Luke Hurley double check the location of the small wetland on proposed lot 8-15-2. In the field, this depression looked to be over 2,000 square feet. Test pits were good.

This case will be heard at our next meeting on September 8, 2021.

Adjourned 6:50 p.m.

Respectfully submitted,  
Karen Mackay,  
Recording Secretary