

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

**MEETING OF 01/14/15**

**APPROVED 07/08/15**

Members Present:

Karen Mackay, Paul Dadak  
Mike Gendreau, Lisa Loosigian  
Paul Gagnon

Members Absent:

None

Chairman Paul Gagnon brought the meeting to order at 7:00 p.m.

**NEW BUSINESS**

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| Map 24 Lot 12-144 | 11 Regis Drive – Proposed construction of an in-ground swimming pool in an area with WCD impacts – Presented by Meisner-Brem Corporation |
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Presentation by Kurt Meisner of Meisner-Brem Corporation and Joseph Roark

The proposal is to construct an in-ground swimming pool to the south-west of the house. The pool will be within the allowed setbacks. The pool is outside the WCD. The fence and concrete patio surrounding the pool will encroach on the WCD. The WCD impact is approximately 1,800 square feet for the fence and patio. The proposed pool area is a plateau above the wetland. The pool will be located about 30 feet from the top of the slope. No fill will be required for the pool. Silt fences will be installed on the top of the slope to keep soils and debris from entering the wetland during pool construction.

The wetland is an old quarry hole that was dug approximately 50 years ago. The quarry hole has no associated stream as an inlet or outlet. The hole is about twice the size shown on the drawing as the quarry extends onto an adjacent house lot. The bottom of the hole remains wet most of the year. The slope up from the wetland is 8-10 feet and very steep.

Boxwood trees are proposed along the outside of the fence at the top of the slope. These trees/bushes have been recommended by a nursery and a wetland scientist for the landscape conditions around the pool. Boxwoods grow deep roots that will hold soils in place. They can be grown out or trimmed to form a hedge. They will provide a buffer between the pool and the wetland. Additional layers of vegetation will be planted between the boxwoods and the patio.

The proposed concrete patio will be about 8 feet wide surrounding the pool. Final plans have not been drawn up and the patio could be narrower on the side toward the wetland.

A portion of the lawn exists in the proposed pool area. The remaining area for the pool is scrubby trees. Scrubby trees also grow on the steep slope to the wetland. Some additional lawn may be planted around

the pool area. The quarry wetland and surrounding area is largely granite. Trees do not grow well in the location.

The pool filter will be located away from the wetland. Water from the backwashing of the pool will be directed toward the road to make sure chemicals in the water are kept far from the wetland. Mr. Gagnon suggested the location of the filter be drawn on the plan.

A portion of the deck and house is within the WCD. The house was constructed in the 1970's prior to the implementation of the WCD ordinance.

There is no other location for the pool on the lot. The well is located off the northern corner of the house and the septic system is located to the west side of the house. An exact location of the septic system is not known because the location was not drawn on the plan. Mr. Gagnon would like to see an approximate location drawn on the plan. The area may need the use of a mechanical hammer to dig granite from the site. The engineers do not think blasting will be necessary but will not guarantee no blasting. The pool elevation could be raised in order to dig into the ground less and avoid blasting.

Public Comment: None

Motion: (MackayGagnon) to have a site walk

Vote: 5-0 in favor

Site walk scheduled for 8 a.m. Saturday, January 17, 2015. Commission members will vote at the site walk.

#### COMPLAINT:

Mr. Robert Cavanaugh came before the Commission to complain about the violations on his neighbor's property. Mr. Cavanaugh voiced his opposition to the proposed garage enlargement on 112 Marsh Road back at our November meeting. At the November meeting, Mr. Cavanaugh described several violations to the WCD. Violations impacting the WCD include: a boat parked close to the wetland, various vehicles parked within the WCD, a gravel/crushed asphalt parking area, and an underground propane tank. At the time, the Commission voted to recommend the applicant fix all the violations on his property.

No attempt has been made to fix any of the violations and additional violations have been observed by Mr. Cavanaugh including, refueling vehicles, washing vehicles, storing fuel cans and snow removal that is being plowed over the embankment toward the wetland. Photos have been presented to the Commission. All photos were taken from Mr. Cavanaugh's property, there was no trespassing.

Mr. Zohdi is applying for a special permit from Planning to keep the propane tank in its present location which is close to the wetland. The meeting will take place on January 22, 2015. Mr. Cavanaugh is concerned about the tank corroding and leaking propane into the wetland. The tank was installed in 2002. There is no record of the size of the tank, but the fire department told Mr. Cavanaugh 1000 gallons is the most common size for this type of tank.

Mr. Gagnon suggested himself, Mr. Cavanaugh, Mr. Gowan and the code enforcement officer meet to discuss the issues and try to solve the problem.

## WALK IN ITEMS:

Ms Loosigian gave some detail about a program offered through DES called the Green Snow-Pro Training and Certification Program. This program trains contractors in the proper technique to apply salts for ice melt. The goal of the program is to reduce salt use while keeping the public safe. The program is a half day long. If a contractor gets certified, themselves and anyone who hires them for salt application has limited liability in any slip and fall case. Salts in our ground water can be a huge problem, this training can reduce the salts that are entering our ground and water. The program can be found by searching the DES website for "salt certification."

Mr. Dadak asked about the gas pipeline that is being proposed along some towns in southern NH. The proposed pipeline is about 420 miles long and will stretch from New York to Dracut, Massachusetts. The line will be buried largely within existing right-of-ways. The line is a 3 foot in diameter pipe and will lead to a proposed power plant in Dracut, MA. Brian McCarthy, the town manager, would like the gas company to come to town to answer questions. One member of the town of Mason has collected information and created a presentation that can be viewed on the Town of Mason web site.

At our December meeting, the Commission voted to recommend the purchase of two parcels of land off Scenic View Drive. The parcels were presented to Planning for a lot line adjustment that is required for the purchase. Planning approved the lot line adjustment for both parcels. The 6.4 acre purchase will join Merriam/Cutter and the 0.3 acre parcel will join the Greenmeadow parcel. The 0.3 acre purchase is contingent upon the state subdivision plan approval. This purchase required state approval because the lot was being reduced in size to less than 5 acres. Two Selectmen's meetings are planned for February and the closing in March.

## MINUTES:

Motion: (Dadak/Gendreau) to approve the minutes of 10/08/14

Vote: 4-0 in favor. (Loosigian abstained)

Motion: (Gendreau/Loosigian) to approve the minutes of 11/12/14.

Vote: 5-0 in favor.

Motion: (Gendreau/Dadak) to approve the minutes of 12/10/14.

Vote: 4-0 in favor. (Gagnon abstained)

## ADJOURNMENT:

Motion: (Mackay/Gendreau) to adjourn

Vote: 4-0 in favor.

Adjourned 8:01 p.m.

Respectfully submitted,  
Karen Mackay,  
Recording Secretary