

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

SITEWALK OF 08/24/19

APPROVED 09/11/19

Members Present:

Karen Mackay, Paul Gagnon,
Brandie Shydo, Al Steward (alt.)

Members Absent:

Lisa Loosigian, Mike Gendreau,
Louise Delehanty, Kara Kubit (alt.),
Dennis Hogan (alt.) Ken Stanvick,

Applicant:

Joseph Maynard, Benchmark Engineering
Joseph & Johnna McArthur, Owners

Abutters:

Alicia and David Hennessey
Robert Gamble

Map 30 Lot 11-102	61 Dutton Road – Proposed 3 lot subdivision with wetland and WCD impacts for a shared driveway access – Presentation by Joseph Maynard of Benchmark Engineering.
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Paul Gagnon began the site walk at 8:05 a.m. Mr. Maynard read a letter from his wetland scientist into the record. The letter described the type and condition of the wetlands and surrounding forest. The lot is not located in any highest ranked habitat areas in NH or the region as related to the NH Wildlife Action Plan. The land is not in the vicinity of any designated prime wetlands or other sensitive area. The lot is located along the power line corridor which is readily used by many types of wildlife. The wetland scientist has no concerns about the proposed development on this land and has agreed to investigate the lot further if NH Natural Heritage Bureau indicates there are species of interest on or near the property.

The wetland crossing will impact approximately 900 square feet. The upstream side of the driveway will have a headwall and downstream will have rip rap in the bed. The driveway will be 12 feet wide with a few feet on each side having a solid gravel base. This base is necessary along the side of the driveway to ensure stability for emergency vehicles if they are needed by the homeowner at any time. The gravel along the side of the driveway will be seeded with grass. A hammer head will be installed near the end of the driveway to allow turn around for emergency vehicles. The hammer head will also be grassed.

The third house on this subdivision cannot be moved to the road side of the wetland crossing because there is not enough space. Commission members do not like the crossing and the long length of the driveway to reach the lot on the other side of the wetland. Members requested the applicant reduce the 2 additional houses to one additional house and no crossing. Mr. Maynard

feels he has reasonably designed this parcel for 2 extra lots and expressed that he could possibly request 2 duplexes on this lot as he has enough square footage. He feels he could add to the house on Dutton and then build a new duplex. Mr. Maynard would still need the crossing, but then there would be 2 homes across the wetland. Mr. Gagnon stated that the regulations say lots need 200 feet of frontage, no WCD impacts, avoid wetland impacts and the boards often frown on long shared driveways. Other Commission members agreed with Mr. Gagnon's stated points.

Mr. Maynard will be at the next Zoning Board of Adjustment (ZBA) meeting on 09/09/19.

Motion: (Steward/Shydo) to vote on the plan.

Vote: 4-0 in favor.

Motion: (Steward/Mackay) to vote in opposition to the plan as described. Members disapprove of the wetland crossing, third house, frontage, shared driveway, length of driveway and the amount of impervious surface. Members would approve of one driveway and one additional house on the near side of the wetland with no wetland and no WCD impacts.

Vote: 4-0 in favor of the motion. (opposed to the plan as designed)

Motion: (Steward/Shydo) to go into non-public to discuss land acquisitions, seal the minutes of non-public, and adjourn following non-public.

Vote: 4-0 in favor.

Adjourned 9:25 a.m.

Respectfully submitted,
Karen Mackay,
Recording Secretary