

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

SITEWALK OF 11/16/19

APPROVED 02/06/20

Members Present:

Karen Mackay, Paul Gagnon,
Al Steward (alt.) Dennis Hogan (alt.)
Lisa Loosigian,

Members Absent:

Mike Gendreau, Brandie Shydo,
Louise Delehanty, Kara Kubit (alt.),
Ken Stanvick,

Applicant:

Joseph Maynard, Benchmark Engineering
Chuck and Charles Kleczkowski, Developers

Paul Gagnon brought the site walk to order at 8:05 a.m. Mr. Gagnon appointed Al Steward and Dennis Hogan as voting members.

Map 40 Lot 6-183 & 06-184-01	76 Patriot Road – Proposed conservation subdivision of a 36 acre lot as well as the subdivision of a frontage lot from the parent lot. Frontage lot to be located on Mammoth Road – Presentation by Joseph Maynard of Benchmark Engineering, Inc.
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Mr. Maynard explained the developers would not be asking for any bonus lots on this site. There is a one acre house lot at the corner of Patriot and the stub road that is proposed to be the road into the new subdivision.

There is a cement and wood shed that is still standing on the site of the dismantled asphalt plant. Ms. Mackay asked about the condition of the land in the old asphalt plant area. Mr. Maynard had a phase 1 environmental study done on this portion of the lot. The determination was that on visual inspection the area was clear of hazard materials. The study had pictures of the stages of the dismantling of the asphalt plant. The soils were clear and naturally colored. Tars and asphalt had not escaped the containers they were stored in and did not contaminate the surrounding soils.

There is an abandon gravel pit in the rear of the site. The pit is partially located on lot 8 and mostly located on the proposed open space. This pit has formed into a man-made wetland with steep sides and abundant large boulders that were haphazardly discarded when the pit was dug many years ago. Ms. Mackay asked if anything would be done to stabilize the boulders as children from the surrounding houses would likely find the area an interesting place to explore. Mr. Maynard said he could not do any work in the gravel pit because he would need a wetlands permit. He will not be doing any work to level or reset rocks in the WCD area.

Ms. Loosigian asked if lot 8 could be made slightly smaller so the full wetland and most of the WCD could be outside the lot and in the open space. If the WCD is outside a private lot there is

less of a chance of cutting or filling in the protected district. Mr. Maynard said he could try to limit the WCD on the lot, but he thought that may be difficult because he needs a certain amount of road frontage.

Attendees walked through the property down to Beaver Brook. The front of the property, off Patriot Road is largely farm fields. Trees of various sizes stand surrounding the fields. Mr. Maynard pointed out piles of debris that would be removed and the location of the road and house lots. In addition, he explained where the boundaries of the last lots on the road would be located. Most of the proposed houses will be built in the field area. The portion of the lot within several hundred feet of Beaver Brook, has a multitude of mature pines and a thick layer of pine needle duff. This area has little undergrowth and appears to have been left in its natural state for many decades. The area is beautiful and shady.

The town owns property that borders the north and south sides of this lot. Commission members talked about the developers deeding the area of land along the brook to the town as was spoken about at our meeting on Wednesday, November 13, 2019. The Commission would like to connect the town land on the north and south sides of the lot together. This land has been defined to be in the open space land on the plan. Members would like the land to be deeded to the town so that members of the homeowners association could never close the land to town residents.

The developers are open to this idea as all of the development on the lot will be a substantial distance from Beaver Brook. Mr. Maynard along with Mr. Gagnon discussed drawing a lot line from a point on the northern lot line where three lots come together to a point on the southern lot line where the lot line changes direction toward the river. The swath of land proposed to be donated to the town is substantial and should provide plenty of space to cut a trail and leave a buffer to the subdivision.

Motion: (Hogan/Steward) to support the conservation subdivision plan in large part because of the following features:

- 1) There is less impervious surface than the conventional plan.
- 2) Bonus lots are not being requested.
- 3) The open space is of high quality and provides connectivity between 2 town owned lots.
- 4) The asphalt plant has been removed and the land will not be in the open space.
- 5) A phase 1 environmental study was done in the area of the former asphalt plant.

Vote: 5-0 in favor.

Adjourned 9:00 a.m.

Respectfully submitted,
Karen Mackay,
Recording Secretary