

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

**MEETING OF 02/14/24**

**APPROVED 04/10/24**

Members Present:

Karen Mackay, Mike Gendreau,  
Paul Gagnon, David Abare

Members Absent:

Kara Kubit (alt), Al Steward,  
Ken Stanvick, Jesse Vaughan (alt),  
Scott Bowden (alt), Kelvin Webster

Mike Gendreau brought the meeting to order at 7:05. Mr. Gendreau led the Commission in the Pledge of Allegiance.

**OLD BUSINESS:**

Map 32 Lots 1-139, 1-140, & 1-142	Spaulding Hill Road – Proposed open space subdivision with WCD impacts – Presentation by Shayne Gendron of Edward N. Herbert Associates, Inc.
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Mr. Gendron walked the site with the Commission and members of the community a few weeks ago. He showed those in attendance, the location of the wells, proposed roads, detention areas and wetland conservation district (WCD) areas. The plan presented at last month’s meeting showed the well pump house to be to the west of the detention area relatively close to the wells. Mr. Gendron has moved the pump house to the east of the detention area. This redesign of the access road reduces WCD impacts by 8,300 square feet (sf). The access road will be gravel.

There are no wetland impacts for this development. The total WCD impacts will be 25,390 sf. The WCD impacts are divided into 5 areas. Area A is an impact of 4,680 sf for a level spreader and drainage area. This area will collect runoff from the Spaulding Hill Road intersection down to the drainage swale at the bend in the road. Area B is 2,755 sf and is a side slope impact for grading on the well pump house access road. Area C is 5,831 sf for the road and headwall along with grading. Areas D and E are 9,143 sf and 2,981 sf respectively for the detention area.

Mr. Abare asked about vernal pools on the lot. He would like to make sure any vernal pools will be clearly described on the plan so they do not get destroyed during construction. Mr. Gendron said he was not aware of any vernal pools on the parcel. Mr. Gendron had Mr. Luke Hurley review and update the wetland flagging on the property. There was no mention of vernal pools from Mr. Hurley.

Mr. Abare is concerned about serious water issues in this part of town. He would like to see this project put on hold and sent to the Well Ordinance Committee which is a subcommittee of the

Planning Board that was formed a few months ago. Mr. Abare would like to see data and testing to make sure there is enough water for this development. The applicant has said the water test showed the wells can pump 25 gallons per minute and there will be a reserve tank holding 15,000 gallons of water for the development. Mr. Abare wants to be sure this is accurate and that it is adequate for the development. He does not want us to recommend the project and then find out there is not enough water. Mr. Gendron said he will follow the direction of the Planning Board and will present to the Well Ordinance Committee if Planning requires such action.

Mr. Gendron said he will work with Planning and any subcommittees to resolve issues. A single family, 4 bedroom home uses 600 gallons of water per day. He said this system must be designed and approved through the State of NH Drinking Water. This will be a community well system. The town of Pelham does not have jurisdiction over drinking water, the state does. Bruce Lewis of Lewis Engineering is working on the water system. Mr. Gendron said Planning will direct him to this subcommittee or others, if they feel it is necessary.

Mr. Gagnon felt the site walk was informative and answered his questions about the project. He appreciates the 1,000 linear feet reduction of road compared to the traditional subdivision along with the 22 acres of open space and the 22 new homes where the traditional plan was drawn up as 25 houses. He is glad the applicant went with the open space subdivision as the impacts are less across the board.

Ms. Mackay brought up the abundant water draining on the site. One particular location members questioned on the site walk. This was a location along the proposed road that was soaking wet with running/draining water. Mr. Gendron had Mr. Hurley check this area to see if it was a wetland. Mr. Hurley said it was not. The water table is high in this area. With the amount of rain this past season, the water is seeping out of the ground. Mr. Gendron said they would build the road with under drains, which are basically perforated pipe under the road, to facilitate the movement of water. The road will have drainage sumps to direct water into the drainage system. Mr. Gendron does not anticipate a freeze/thaw cycle that will buckle these new roads which would require extensive repairs.

Public Input:  
None.

Motion: (Gagnon/Abare) to recommend the project from a conservation perspective contingent on all necessary approvals for community wells.  
Vote: 4-0-0 in favor.

### **DISCUSSION:**

A Pond Conference will be held April, 6, 2024 from 8:30 a.m. to 12:00 p.m. at 6 Village Green
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Ms. Mackay described the upcoming Pond Conference. Mr. Steward, Dena Hoffman, the town environmental regulation compliance specialist, and residents from 3 of the major ponds in town will sponsor this pond conference. It is called the Protect Our Ponds: Understanding Watersheds and Cyanobacteria Conference. It will be held on Saturday, April 6, 2024 from 8:30 to 12:00 at the town hall. It is free for all. There will be speakers from Dartmouth, NHDES and NH Lakes. The purpose of

the Conference is to educate the public and encourage residents to share and learn more about resources to improve the health of our water bodies. The sign up website is <http://tinyurl.com/mrv4auhp>. The conference is free, but sign ups is required so they know how many people will be attending.

**WALK IN ITEMS:**

Mr. Steward asked Ms. Mackay to mention this proposal at the meeting. He is working on getting a picnic area along Beaver Brook on a 3 acre piece of land owned by the town. He will be presenting this proposal at the March 21, 2024 Selectmen’s meeting. The way he wrote this up indicated he wanted the Commission members to vote to support the proposal. Ms. Mackay is reluctant to vote to support this tonight because only 4 members are here tonight. If he is not going to the Selectmen until the end of March we could vote at the next meeting after he gives us more details.

The Master Plan has been completed. It will be presented at a public hearing on March 18, 2024 at 7 p.m. at Sherburne Hall, 6 Village Green. The public hearing will allow for participation of residents to comment and ask questions. This plan will be a plan for the town to follow for the next 10-12 years.

Mr. Gendreau reminded members and the public that volunteer applications need to be submitted to the Selectmen for positons that are coming due. He asked for interested members to fill out the application to request reappointment and interested residents to apply.

**MINUTES:**

Motion: (Abare/Gagnon) to approve the minutes of January 10, 2024.

Vote: 4-0 in favor.

Motion: (Abare/Gagnon) to approve the non-public minutes of January 10, 2024.

Vote: 4-0 in favor.

Motion: (Abare/Gagnon) to approve the site walk minutes of February 03, 2024.

Vote: 3-0-1 in favor. Gendreau abstained.

**NON-PUBLIC SESSION:**

Motion: (Abare/Gagnon) to go into non-public session to discuss land acquisitions in accordance with RSA 91-A:3, to seal the minutes of non-public, to adjourn after non-public.

Vote: 4-0 in favor.

Adjourned at 8:28 p.m.

Our next meeting will be March 13, 2024.

Respectfully submitted,  
Karen Mackay,  
Recording Secretary