

12/14/2016 Conservation Commission Minutes

Attendees

Angela Ficco
Sarah McGraw
Scott Orzechowski
Michelle Poulin
Jeremy Rhodes
Dale Smith-Kenyon

City Staff/Others Present

Shanna Saunders, Planning Director

Minutes

Meeting called to order at 7:01 PM by Scott Orzechowski

- 1) Approval of Meeting Minutes: 1 Correction proposed – addition of \$ signs to both numbers in item 1. Dale Smith-Kenyon moves to approve with correction, Sarah McGraw Seconds, carries unanimously
- 2) Old Business
 - SWCE Holdings, LLC presented seeking a conditional use permit and site plan approval for a parking lot/equipment storage at 10 Centre Road:
 - Discussion around potential impact in previous session raised concerns with the submitted plan; applicants representative (Rick S. Dolce, P.E.) returned to address concerns:
 - 50 year flood score : Applicant notes that newly submitted plans result in a decrease of .055 acre-ft., realized by decreasing spillway length.
 - Grading around concrete pad to direct storm flow away from wetland: New plans highlight grading, directing water flow to rain garden
 - Total impermeable surface at site, and compliance with 10% maximum for wetland compliance. Applicant submitted calculations indicating that 8.42% of the total site will be covered with impermeable pavement as submitted; this figure is after a reduction in proposed road width from 24 to 20 ft. Discussion around the applicable ordinance (19.13.16.E) can be interpreted to indicate that no more than 10% of the buffer space, rather than the total site, may be paved by ordinance. The commission indicates that this is the primary concern for this plan.
 - Tree count impact, given heavily wooded nature of site: The applicant notes that the proposed project would impact few (app. 10) 12"+ trees; however, smaller trees are included in tree count requirements. The commission does note that this is a significantly lesser concern than pavement impact (above)
 - Magnitude of Cut and Fill is not specified: Applicant notes that the magnitude of cut/fill for the site results in approximately 1000 cubic yards of soil net removal, after onsite use. A single truckload of soil typically constitutes 15-18 cubic yards. The commission notes that an animal den was observed in an impacted area, and requests that the animals present (if any – utilization is not confirmed) be encouraged to leave the site prior to earthmoving.
 - Exposure of buffer space plantings: Applicant notes that the plantings originally

intended for the rain garden have been moved to extend along the roadside on the wetland side as requested by commission previously.

- Inclusion of non-native species in landscaping plan: Applicant notes that Inkberry was removed from the list and that specific planting genders have been specified to ensure long-term viability of plantings
- Sign/Stamp of Wetland Scientist inclusion on plan: Applicant notes that the wetland scientist's seal has been included.
- Snow removal and surface treatment at site: Applicant has noted the location of snow storage and removal when storage site is overfilled. Applicant also notes that salt would be used sparingly; plan indicates no salt on site.
- Shanna Saunders notes that, based on interpretation of ordinance 19.13.6.E, the applicant would require a variance granted by ZBA or an administrative appeal in order to proceed with plan as submitted.
- Jeremy Rhodes moves that the plan submitted by SWCE Holdings, LLC for a project at 10 Centre Road be forwarded to the planning board with 4 concerns noted, and that the commission recommend that approval be contingent on ZBA variance/administrative appeal:
 - 1) The increase in impermeable pavement space likely exceeds that allowed by current ordinance 19.13.6E and we recommend that the applicant seek variance by the ZBA or make an administrative appeal to satisfy the required deviation from ordinance before work begins.
 - 2) That the tree count in the impacted area, without a formal count being undertaken, likely exceeds that allowed by ordinance and that we would not support a waiver to this request without demonstration that the plantings indicated on the plan mitigate this requirement fully.
 - 3) An animal den was observed on site; current activity at the den is not known. The commission would make a nonbinding request that the applicant create a disturbance at the site to encourage any animals utilizing the den to vacate as early as possible, preferably before the start of January breeding season.
 - 4) The commission notes that there is a discrepancy in the salt utilization language in the submitted plan and the applicants' verbal statement and the commission would request that the intent to use salt sparingly be read into record at the planning submission.
 - Motion Seconded Sarah McGraw; Carries unanimously
- The board discussed the UNH Cooperative Extension request for information regarding forestry management; the Dale will resend the request to Shanna

3) New Business

- Sarah McGraw notes that the Community Garden membership meets at 5 tomorrow. The group is moving towards self-management rather than city control.
- Sustainability Commission Report:
 - Scott Orzechowski raised the community garden's role in sustainability
 - The city is developing a tree management plan; work is underway with Public Works' Bobinsky. Will be presented to council once his edits are received and the commission approves.
 - Scott Orzechowski notes that Angela Ficco has submitted resignation from the Sustainability Commission and notes that new members are being sought.
 - Discussion around the possibility of a local and/or more frequent hazardous waste collection; currently, one day is available and is located in Rochester.

- Discussion on Rain Barrels and Composting is on the plan in Sustainability.
- Dale Smith-Kenyon raises the prospect of cape-style sidings on Indigo Hill in the Wetland area between High and Green streets, given comments from guests last session regarding hard curbing's impediment to amphibian migration.
- Sarah McGraw raised the question of CIP inclusion of Riverwalk extension; Shanna will investigate.

Dale Smith-Kenyon moves to adjourn, Sarah McGraw seconds, carries. Meeting adjourned at 8:44 PM

Respectfully submitted, Jeremy Rhodes (Secretary)

