

Somersworth Conservation Commission Meeting 12/13/2017

Called to order at 19:05 by Scott Orzechowski, Chairman. Also present: Dale Smith-Kenyon, Vice Chair, Angela Ficco, Sarah McGraw, Treasurer, and Shanna Saunders, City Planner. Absent: Jeremy Rhodes, Secretary.

1) Approval minutes of last meeting, 11/8/17 tabled as not available.

2) Old Business : None

3) New Business

A) Upland, LLC is requesting a review of their conservation subdivision proposal for property located at 138 Rocky Hill Rd, in the Residential Single Family (R1) District, Assessor's Map 54, Lot 01. Present are Landowner Dave Francouer, Bob Stowell from TriTech engineering, and Mike Mariano, Certified Soil Scientist and Septic Designer. History of project supplied.

*Originally planned as 15 lot conventional subdivision, now designed for 27 lot conservation subdivision. Francouer stated requires enough housing to be profitable. "Meets requirements for low impact conservation subdivision."

* Town water, septic system. "Septic Quality sand" throughout the property. Was prior sand pit.

*Comparisons made by Francouer to Cameron Sod Farm, which has 20 lots, stating his project had slightly more lots but in a larger parcel. Water table reported by Francouer to be 16-17" at Cameron Farms with presence of wetland soils. Mariano and Francouer agree that no wetland soils are present on subject property.

* Homes will be passively "green" with no oil on properties. Ficco asked if buyers' preference was for oil heat, would homes then be heated w/ such. Francouer reported they would be built per buyers' preference.

*Commissioners expressed concern related to Lily Pond Aquifer and city wells adjacent to the property. Francouer expressed interest in getting more information about the Aquifer.

*ZBA approved pending Con Com approval. ZBA also recommended third party report before decide.

*Stowell reported parcel is 33acres, 60% of which will be open space. Impervious surfaces decreased changes in number of houses, less roadway. current utility road onto property will not be used. Stated State looks at capacity of soils and that would allow 100 houses. "Current plan is 16% of what the state would allow."

*Stowell reviewed drainage plan, stating that plan was built to handle 10yr event and is a larger system.

*Mariano reviewed different septic systems, stating that passive systems would be desirable as don't require homeowner to actively maintain (e.g. with fans/aerators, etc). Water table in area approx 5-6' or more below grade. With systems he designs, Mariano provides homeowners informational brochure. Reports failed septic systems flow up, rather than down and would therefore be noticed, less risk to water table. Concerns : no garbage disposals, water softeners, or "large flush" items such as hot tubs, no chemicals such as turpentine, bleach which kills beneficial microbes in soil that help keep system functioning properly. Based on number of bedrooms, which will be 2-4 in these homes. Discussion ensued re: conditions to suggest to planning board such as no hot tubs or alternately, slow draining type, no garbage disposal, low volume toilets (1-1.5gal/ flush), shower heads that provide lower flow. Homes use approx 80-100gals/ day per bedroom. No concerns w/ snow removal relative to leach fields. City sends out list of Septic Do's and Don'ts when Waivers sent.

*Saunders reported that plan requires DES permit for alteration of terrain as well.

Motion made by Ficco to suspend recommendation from Con Com pending third party review.
Seconded by Smith-Kenyon, motion carried unanimously.

B) Greg Kirchofer, Primary operator of Water Treatment Plant present to discuss and review well head protection area and additional information as may pertain to this subject property and others/ generally.

- *Sanitary protection area (SPA) is 400' radially from well: no parking, paving, sewer/ septic. currently this well site is clear. Policy to check Well Head areas weekly or more, done by City Staff.

- *Well head protection area is determined by State, is 4,000' around well head.

- *Well closest to subject property (separated by RR tracks as well as woods) is active, was used in 2006 following one of 2 significant floods (2006, 2007). Well is 60' deep with screening of 35-40' gravel pack.

- *Regular testing performed, based on State guidelines.

- *Look at synthetics such as fertilizers, pesticides, volatiles. Also look at BMPs, industrial generators in the City. Use of fertilizers on subject property permitted by State guidelines/ requires permit as within 4,000' area.

- *Well produces 200gal/ min, demand basis. The City is looking at hook-ups w/ other communities . Dover has 7 wells, rotates usage.

- *Question from Commission re: would flood cause run-off into well- Kirchofer reports topography of area protects well. No contaminants went into well after 500yr-storms of 2006, 2007.

- *potential to use additional wells that are currently inactive.

- *Francouer asked about educational signs in Ground Water Protection area. Kirchofer reports signs posted at bridges, Tate's Brook along possible spillage sites.

C) Somersworth Sustainability Committee report- deferred

D) Riparian and Wetlands Buffer Ordinance- To be addressed at next City Council Meeting in Jan 2018. Will be attended by Orzechowski and Smith-Kenyon. Saunders suggested contact w/ Council Members prior to meeting so as to address and educate re: any questions of concerns may have.

E) Other Business:

- *Reviewed findings of site walk 11/25/17, Parcel 1 of Conservation Easement at The Oaks. During walk, noted new, more invasive cutting of trees at Coles Pond Rd site, owned by Arthur Gagnon. Saunders reports she spoke with engineer and had advised him previously to discontinue clearing pending site plan approval. Questions if is new or from prior activity. Advised by Orzechowski, McGraw, and Smith-Kenyon that activity definitely new and in wetlands proper, not just buffer. Saunders reported that would address, however, Assistant Code Enforcement Officer has left position and new employee starts 1/2/18.

- *Saunders reports that Amanda Stone of UNH Co-operative Extension will appear in February or March to discuss and review NRI per request of Commission. To be discussed/ reviewed: priority areas of "co-occurrence" areas to maximize benefits; look at parcel ownership; options of sale or easements. Saunders reports that City is exploring putting current information re: lots/ tax maps online. Programs to do so are very expensive, ranging from \$6,000-12,000 or more.

4) Workshop Business: None

Meeting adjourned at approx 21:00

Respectfully submitted by Dale Smith-Kenyon, Vice Chair