

Wakefield Conservation Commission
Amended Meeting Minutes for February 21, 2006

Members Present:

Nancy Spencer-Smith
Marsha Lavallee-Huntoon
Anne Bartley
Al Mayranen
Stan Lombara

Previous minutes for 1/3/06 and 1/17/06 were approved once amended.

Meeting began with a discussion regarding the environmental summer camp program.

A. Bartley agreed find out the cut-off age, and if there is a reduced rate.

S. Lombara volunteered to submit an informative article to the Paul School newspaper.

Applications turned in by April 15 cost \$300, for applications turned in after the 15th, the cost increases to \$350.

The Conservation Commission can send four students this year.

A. Mayranen volunteered to go to the Gage Hill Property to clean up debris from the recent windstorm. A large tree has blown down across the entrance.

There was a brief discussion regarding some form of gate that would need to be installed to prevent unauthorized motor vehicle use. This will be kept on the agenda.

Correspondence and Applications:

~ *Gas-up LLC 31/203 file # 2005-02559*- Dori Wiggins (East Region Supervisor NHDES Wetlands Bureau) received correspondence from Barry Keith, which alledged

“The total parcel size is 9.80 acres. This parcel, which is the only property deemed sufficient in size and location (adjacent to the Route 16 Route 109 intersection) is zoned for the intended use. Other properties zoned for the proposed use at this location are either developed, unavailable and/or are associated with a permanent stream and large wetland complex.

The project is consistent with the community’s Master Plan and Town Survey and will meet a community need. Currently, the nearest affordable medicine and food is about 15-20 miles away.

Route 16 is a limited access highway. The NHDOT has required that only one driveway be permitted within this section of roadway. The location of the driveway is fixed to function as a shared drive with lot 31/205, meet site distance requirements and separation from the Route 16 Route 109 intersection.

Given this location, the road width, curve radius, parking requirements, internal traffic movements, and road/parking area drainage considerations were assessed.

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The curve radius and road widths were minimized as much as possible to reduce wetland impact. Given the configuration of the property, restricted access location and site topography, the road and parking areas are within the most suitable areas.

As mentioned in the application, the higher quality wetland area is positioned along the western boundary in the central portion of the site. In order to avoid this wetland and maintain the maximum viable upland buffer adjacent to this area. The development road was shifted to the east of the slope of the road cut was maximized to avoid this wetland and reduce impact to the upland buffer. This necessitated a smaller building and reduced parking.

As depicted on the site plan, the existing topography is moderate to steep with the wetlands to be impacted at the toe of the steeper slope in poorly drained topographic depressions on a shelved area in the northwestern and north central portion of the property. To adequately and safely design the site, and properly direct and treat post development surface water runoff significant grading is required. In order to achieve these grades, impact to the subject wetlands was deemed unavoidable with any reasonable sized development of the site.

The size of the site and local land planning regulations allow for up to 80% impervious area. Rather than maximizing the development footprint, the applicant's design affects approximately 46% of the site while retaining the balance of the property as green space.

The town does not have regulations governing the size of the buildings. The initial site concept centered on developing a 55,000-65,000 square foot building with associated parking and drainage. This size-building footprint meets the standard size requirements of supermarket/pharmacy stores, which would service a community market base comparable to the area to be served by this development.

Rather than developing a larger box store the applicant has proposed a smaller scaled (35,680 square feet) community market/pharmacy, which is the minimum size building acceptable to the potential supermarket owners, and an associated 6,000 square foot medical office/retail building consistent with the needs of the community”

~ *Amy Burkam & Wendy Graham 74/51 Minimum Impact Expedited Application*- Project is to add an additional 6'x20' seasonal wharf section for a total of 2 boat slips. After a site walk performed by *D. Miller, N. Spencer-Smith* signed approval on behalf of the Conservation Commission at the suggestion of *D. Miller* on February 16, 2006.

~ *Richard & Alice Monroe Wetlands Bureau complaint file # 2001-02236*- The NHDES Wetlands Bureau is in the process of performing an administrative review of pending files, NHDES has determined that no further action is required and the file will be closed.

~ *Carl Bryson 68/45 File # 2005-00601*- NHDES approved After-The-Fact request to retain a 33'x20' beach on an average of 102 feet of frontage on Belleau Lake. Approval is subject to the following conditions:

a) All work shall be in accordance with plans by Land Tech dated 11/28/2005 as received by the department on 12/7/2005.

b) The 5ft wide, terraced area with a 12in wide retaining wall shall be constructed around the perimeter of, and immediately adjacent to, the beach, by no later than 8/15/2006.

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- c) The 5ft wide terrace area shall be completely vegetated with a combination of native shrubs and ground covers.
- d) Appropriate siltation/erosion/turbidity controls shall be in place prior to construction, shall be maintained during construction, and shall remain until the area is stabilized.
- e) Photos documenting the completion of the 5ft wide terrace and plantings shall be submitted to the Wetlands Bureau by 9/16/2006.

Other Conservation business:

There will be a TRC meeting immediately following the Conservation meeting regarding *Woodman Realty LLC*. Project is to build a warehouse behind existing store and convert existing store to retail space.

A. Mayranen volunteered to attend the meeting as the commission's representative. Some of the commission's concerns are; slope of the driveway, parking lot runoff, whether the parking lot is paved, and decrease of filtration is the biggest concern. Is there a surface water management plan?

Other discussions:

Approval of Land Conservation group- Cindy Barstow (chair)

Doug Stewart (vice chair)
Sherry Schlenker (treasurer)
Nancy Spencer-Smith (secretary)
Peter Brown
Darayl Remick
Ella & Stan Lombara
Sue & Bill Denley
Howie Knight
Anne Bartley

Non- resident members- Linda Schier (Lee)
John Kenney (Rochester)

There are 14 active members, the group is allotted 21 members, and several other people have been approached. The group meets every Tuesday evening at 5pm until Election Day, and then they will regroup and decide on a more convenient time.

M. Lavalley-Huntoon made the motion to approve the members. *S. Lombara* seconded motion carried.

Meeting adjourned at 10am.