

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

**MEETING OF 03/11/09**

**APPROVED 04/08/09**

Members Present:

Paul Gagnon, Karen Mackay,  
Glennie Edwards,  
Lisa Loosigian

Absent:

Paul Dadak

Chairman Paul Gagnon brought the meeting to order at 7:00 p.m.

**NEW BUSINESS:**

**Map 39 Lots 1-61 & 1-62: Draco Homes, Inc. Gerald Lussier – Dracut Line/Mammoth Road – Proposed 8 Lot Subdivision – Seeking a special permit for wetland crossing**

This case is represented by Bruce Gilday of BAG Land Consultants and Matthew Hamor of Polaris-Hancock Engineering

Presentation by Bruce Gilday and Matthew Hamor

An 8 lot subdivision is proposed for lots 39/1-61 & 39/1-62. The property is approximately 11 acres in size with 255 feet of frontage on Long Pond. A wetland crossing is required in order to build on the western side of the lot. The property is south of and adjacent to Veteran’s Memorial Park (VMP). Access to the property is off Clement Street in Dracut, Massachusetts. Work on this development began in 2006.

The wetland was delineated by Bruce Gilday of BAG Land Consultants. The wetland is palustrine, forested, with two seasonal streams and poorly drained soils. Very poorly drained soils are not present on the site. Water flows from south to north and enters VMP. The intermittent stream exits the Park to the north then turns west and flows 800 feet to Long Pond.

The site has no rare, threatened or endangered species recorded with the NH Natural Heritage Bureau. Mr. Gilday did not see any sign of sensitive species when he conducted field work. Red maple and witch hazel are common tree species on the site. There are no vernal pools.

The road must cross the intermittent stream in order to develop the uplands on the west side of the lot. The stream crossing will be located at the narrowest point in the wetland that allows for town and state requirements to be met with regards to roadway design and drainage structures. The wetland impact will be 4,915 square feet. The WCD impact will be about 4,000 square feet. Mr. Hamor will provide the Commission with the exact WCD impact the day of the site walk.

A 50 foot right-of-way is planned for the road. The paved road width will be 20 feet in order to reduce impervious surfaces. Two 24 inch culverts will be used to convey water under the road. The culverts are designed to handle the 100 year storm event. Hay bales and silt fencing will be used during

construction to ensure sediments do not enter the wetland. Mulch berms will be used on both sides of the wetland area to prevent surface run-off from washing silt into the stream. Grading extends 4 feet down from the top of the road to the bottom of the slope. Headwalls will be used in order to grade the roadway properly. BAG Land Consultants is available to monitor erosion control methods during road construction.

Installation of under drains was advised by the town's sub-consultants. The under drains will relieve water pressure under the road which will help minimize lateral frost heaves. Drains will discharge into the soil and overflow will be directed into catch basins, if necessary.

A swale will run along each side of the road from the south-east corner of the property to the wetland. Neither swale is located in the wetland, but they are within the WCD. One swale is located on the south and west side of the road. The swale ends in rip rap to the east of the wetland then water flows through a cross culvert under the road. The other swale runs along the north and east side of the road. Water from both swales converges in rip rap on the north side of the road near the wetland.

Run-off on the west half of the development will be channeled into a series of catch basins and detention ponds located in the cul-de-sac. The system is designed to control flow and treat storm water. The series of basins allows sediments to fall out before the water discharges across a level spreader.

Waterfront lots are subject to regulation under the Comprehensive Shoreline Protection Act. The Act is meant to protect water bodies by regulating land use within 250 feet of shore. Newly created lots must have structures a minimum of 50 feet from the shore, septic systems 150 feet from shore and shoreline frontage of 150 feet. Lot 7 has 130 feet of frontage and lot 8 has 125 feet of frontage. The developers are applying for a waiver for the shoreline frontage because the Act went into effect in July 2007 and the development was in discussion with the ZBA in 2006. The developers will comply with building and septic setbacks.

Less than 10% of the land on lots 7 & 8 will be impervious surface. All storm water treatment systems such as detention basins and drainage swales will be located outside the 250 foot buffer. There will be no grading, excavating, regrading, or filling in the 250 foot regulated buffer regarding storm water treatment systems. Trees have been inventoried within the 250 foot buffer. The inventory will provide guidance to the landowner, for vegetation removal.

A municipal water line will service the 8 houses in the development. VMP will have access to the waterline and a hydrant will be installed within the Park. The primary purpose of the water line to the Park will be to provide fire protection. In the future, the facilities in the Park may tap into the water line, if needed. Each home will have a private septic system. The system designs will be reviewed by the state.

An emergency access drive will be constructed into VMP from the end of the cul-de-sac. The access road is being planned and will be designed to municipal officials' requests. The road will be gated. One gate will be in the cul-de-sac and another will be in VMP. Knox boxes will be installed on the gates to allow emergency vehicles to use the road. The access is for emergency vehicle traffic only and will not be used for routine vehicle traffic. The town will maintain the access road.

A 6 foot wide trail runs through the site from the surrounding subdivisions into VMP and onto the pond. This development will block historical access from Dracut. This trail is not part of the Pelham snow mobile trail network. The developers intend to remove the trails.

A site walk will be conducted on Saturday, March 21<sup>st</sup> at 8:00 a.m. The Commission will meet Mr. Gilday and Mr. Hamor on Clement Road in Dracut, Massachusetts.

**Power Line ROW between Carriage Road and Windham Road: Kristopher Wilkes, Environmental Scientist. Vanasse Hangen Brustlin, Inc. – NHDES Permit by Notification for a small utility repair project in the power line ROW – Wetland Impact 1,200 s.f.**

This case is represented by Leonard Lord of Vanasse Hangen Brustlin, Inc.

Presentation by Leonard Lord

New England Power Company, a.k.a. National Grid, is proposing maintenance work on three power line structures. The maintenance will consist of raising the height of the power lines. The impact for this project will be 1,200 square feet of temporary disturbance. Work will be completed in the dry season from September through November 2009, in order to minimize disturbance to wetlands and vegetation.

Timber mats will be laid on the ground to prevent equipment from sinking in the ground and rutting wetlands. Mats will be used in wetlands as well as uplands. Timber mats are 4 by 4 inch square or 6 by 6 inch square logs that are strung together with cable or rope. Each mat measures 4 feet by 12 feet.

Structure 91 will be accessed off Carriage Circle. The maintenance at this location will require 200 timber mats. No wetland impacts will occur at this site. Tower structures 95 & 97 will be accessed from Windham Road across from the transfer station. A stone apron will be placed at the access point to keep sediments from entering the roadway. Maintenance on tower 97 will incur no wetland impacts. Two-hundred-ten timber mats will be required in the upland area. Maintenance on tower 95 requires the crossing of a small wetland. Erosion control structures will be installed along the wetland crossing prior to maintenance. Twenty-five timber mats will be used in the wetland. This disturbance will be 1,200 square feet and will be temporary. After the maintenance work is complete the timber mats will be pulled up and the area will be seeded with wetlands seed mix.

The seed mix is prepackaged from New England Wetland Plants. New England Wet Mix contains sedges and wetland plants. New England Erosion Control Mix has grasses that germinate quickly and help keep out invasive plant species.

Trash has been dumped in the area where the stone apron will be installed. Mr. Lord will mention this to his client and see if the client would be willing to remove the trash.

New Hampshire Natural Heritage Bureau review found that sensitive species are present in the vicinity. They did not name the species or indicate the exact location of the species. The Bureau feels this project will not interfere with the species.

Motion: (Edwards/Mackay) to approve the 1,200 square foot wetland crossing for the purpose of conducting maintenance on the power lines.

Vote: 4-0 in favor

## **WALK IN ITEMS:**

Ms. Edwards invited the public to attend an open house at Sherburne Hall on Saturday, April 4, 2009. The open house will begin at 11:00 a.m. and will be combined with the Parks and Recreation, Easter egg hunt and the book and bake sale at the library. The open house will have a raffle and entertainment in the form of music, demonstrations and storytelling.

The Dunlap Easement monitoring walk will take place on April 1, 2009 at 10:30 a.m. The monitoring was rescheduled from December.

Mr. Gagnon briefly described a wetlands meeting he and Ms. Mackay attended in February. The state has watershed funds that land developers contribute to if they damage or destroy a wetland to develop a parcel. Developers contribute to the fund within the watershed where destruction occurred. Money is collected and expended within the same watershed. The amount contributed to a fund is based on the square footage of the damaged area. Pelham is in the Merrimack River watershed and could receive project money from this fund. The funds have money available for wetland restoration and the state is asking towns and conservation groups to apply for grant projects. Pelham has about 40 state identified wetlands that may be candidates for restoration. The Commission would like to investigate some of these wetlands and see if they may qualify for restoration dollars. This program may be the next logical step, beyond the prime wetlands studies, in the protection of our wetlands.

Our next meeting will occur on April 8, 2009 at 7:00 p.m. Mr. Gagnon invited any interested people to please join the Conservation Commission. We would like to add 1 to 2 more members.

## **MINUTES**

Motion: (Gagnon/Edwards) to approve the minutes of February 11, 2009

Vote: 4-0 in favor

## **NON-PUBLIC SESSION**

Motion: (Mackay/Loosigian) to go into non-public to discuss land acquisitions in accordance with RSA 91-A-A:3; to seal the minutes of non-public; to adjourn after non-public

Vote: 4-0 in favor

Meeting adjourned at 8:35 p.m.

Respectfully submitted,  
Karen Mackay,  
Recording Secretary