

## BRENTWOOD CONSERVATION COMMISSION

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Meeting of December 12, 2012

Members in attendance: Emily Schmalzer, Jodi Kaufman and Rob Wofchuck, chair  
Alternates in attendance:

Meeting convened at 7:07PM.

- 1) The February meeting is canceled as Wofchuck will be out of town.
- 2) Bill Dillon was in to provide an update on the memorial site they are creating on the Wilsons property on Rowell Road West. Bill provided a copy of the Shoreland permit that was signed by the Wilsons. They intend to install about 1800 of path on the existing upland area. The path will replicate a design at a Rachel Carson Preserve in Maine. The path will be crushed stone over gravel with side rails. The project is completely on private land and they will not be doing any work in the towns right-of-way. The members thanked Mr. Dillon for coming in to give an update.
- 3) Chris Albert and Joe Coronati from Jones and Beach, Engineers were present to follow-up on the site-walk of 421 Route 125 where the owner is looking for a wetland setback variance for a proposed donut shop. While there was not a quorum present to make a formal motion, the engineers did present further work they had done since the site visit. Specifically, they were asked to present alternative locations for the building minimizing wetland impact.
  - a. Mr. Coronati presented a plan CO-2 that showed placing the equivalent size building at the back of the lot (east) on the upland with a paved road leading back to the building along the northern upland portion of the property. This alternative had impervious area including driveway, building and pavement of 31,830 sq ft. This alternative had two wetland impacts totaling 4,000 sq feet.
  - b. Another alternative C2 was presented showing the building up front by RT 125 but shifted the building to the north along the lot line, reduced the width of the lane going around to the drive-through, eliminated 2 parking spots and tightened up the retaining wall. This alternative reduced the wetland impact to approximately 15,650 sq feet from the originally presented plan of approximately 21,100 sq feet of wetland impact.
  - c. The members present felt that the alternative at the back of the lot was inferior to the other alternatives since the footprint was twice as large and would have all impervious surface and bisected the entire lot with the long driveway thereby negatively impacting any wildlife corridor.
  - d. The alternative at the front of the lot would consist of low impact design features including pervious pavement to infiltrate the stormwater runoff from the entire site. Furthermore, the back portion of the lot of 3.75 acres would have a deed restriction and maintain more open space. The negative of the smaller footprint was a slightly large temporary impact to reach the septic system.
  - e. There was discussion that if the lot was approved for development close to the road, the owner would remove the culvert at the northeast corner of the lot under the woods road and restore the crossing.

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- f. It was also discussed that there would be no tree removal in the wetland areas except for the proposed site area.
  - g. A report from the NH Division of Historical Resources was presented showing no historic properties affected.
  - h. Lastly, the NH Wetlands Method analysis was reviewed. It showed that the major significance of this wetland was for Sediment Trapping and Nutrient Removal which scored 5.9 and 5.4, respectively. The remaining sections all scored 3.6 or lower out of 10 implying that this is a relatively low valued wetland.
  - i. Efforts to find a site for remediation or offset to the wetland impact in Brentwood is continuing.
  - j. While there was not a quorum, the members present felt that the upfront location (along Rt 125) was preferable to the back of lot location (east) and that with the recent alternative presented with reduced wetland impacts, those present felt they would not oppose the variance for a setback from the wetlands.
  - k. The engineers plan to attend the January meeting in order to get a formal position from the Commission.
- 4) Wofchuck gave an update on the Exeter River Stormwater Project. The infiltration basin at the corner of Rowell Road West and Haigh Road was modified with a sand filter at the eastern edge of the basin to allow water to drain over a 72 hour period. This will eliminate the standing water while still trapping nutrients attached to sediments. The conservation easement is still waiting to be completed pending the subordination of the mortgage. The outreach component will be done over the winter.
  - 5) Open Space Update.
    - a. Kaufman/Goun Easement is ready to close next week.
    - b. WRP grants are proceeding. The survey is done for all 4 parcels and one parcel has a title history issue that needs to be addressed. It is expected that all 4 will close in 2013.
  - 6) Wofchuck presented an update on the Southeast Watershed Alliance
    - a. Newmarket was granted their permit which was for 0.3 mg/l of nitrogen and it was learned that Newmarket has accepted the permit. A note was sent out through the SWA from the Municipal Coalition citing potential costs to all towns in the regions. It is not known whether the items cited in the letter were factual or just meant to scare people to take action.
  - 7) There was no ESRLAC update.
  - 8) Wofchuck provided a reminder on Easement mentoring.
  - 9) The grant to Mooseplates for the Invasive Species Survey was not funded.
  - 10) New Business ó Wofchuck presented bills for \$150 for 2012 ESRLAC dues, \$100 for 2012 Lamprey River Advisory Committee dues and \$1286.14 for Southeast Land Trust of NH. Approval was given for the bills to be paid.

At 8:25PM Kaufman moved to adjourn, E. Schmalzer seconded and the motion carried.

Respectfully submitted by Robert Wofchuck