

Stratham Conservation Commission
Meeting Minutes: Wednesday, October 12, 2011, Public Session

Members present: Tim Copeland, Pat Elwell, Bill Grace, Brad Jones, Bob Keating, Allison Knab

Non-members present:

Town: David Canada, Lincoln Daley, Paul Deschaine, Marty Wool

Residents: Laurence and Debbie Foss, Nancy Hunter, Melanie McGrail, Michael McNeil (Foss attorney), 12 Brown Avenue resident

Development team: Paul Carideo (engineer), Michael Donahue (attorney), Doug Greiner (landscape architect) Jamie Long (scientist), Alexis Makris (developer)

The meeting was called to order at 7:08 p.m.

NRI

Theresa Walker of the Rockingham Planning Commission has postponed discussing the final version of the NRI until the next meeting

Dena Stern will attend the next meeting to discuss an educational program based on the NRI

Bunker Hill Avenue cluster development

- *Pat* gave a background on recent events: Donna and Pat recently met with the developers to discuss the most current plans. Donna attended a Planning Board meeting to which the entire CC had been invited. The PB is now seeking a final, signed letter from the CC on its view on the most recent plan.
- *Michael Donohue* (attorney) gave a presentation on the four plans for the development and their history. They are preferentially seeking approval of the open space plan including 20 lots, a connected road, minimal disturbance to the original home site, bio retention areas, and open space at the south of the development to buffer the wetlands. The yield plan would include 13 house lots.
- *Doug Greiner* gave a presentation on the trail plan. Switchbacks have been reduced and a maximum 10 percent grade has been maintained. CC members expressed concern about the planned 2 foot width; the developer said this was negotiable. It was noted wider trails might lead to ATV use. Pat asked about a management plan for maintaining the forest. Pat also mentioned bordering the southern wetlands with found rocks.
- *Lincoln* suggested walking the trails during the final plans
- *Malcolm McNeil* called on the conservation committee to consider what is in the best interest of the community in this plan from a conservation perspective. He expressed concern that the CC did not attend the last PB meeting and had a meeting with the developers without the residents. He also expressed concern about the loss of the hammerhead plan, the number of lots, two lots being on the aquifer zone, and that the PB made trail bonuses without the CC involved.

- *Nancy Hunter*, a Brown Avenue abutter, expressed concern about runoff/drainage/water issues. She also noted the proposed village green area can be very wet.
- The 12 Brown Avenue abutter expressed concerns about well and septic systems in the development. He also noted that the land that is being protected doesn't seem very useful.

Conservation committee discussion

- Tim noted that we would have more control with a cluster than a yield plan
- Pat brought up the width of the roadway, which the developer would like to make 22 feet. Lincoln said other roads in town are 22 feet and the proposed Gateway Road would be 22 feet
- Brad thought the cluster plan would be to the town's benefit
- Allison expressed concern about the lack of a wildlife corridor
- Bill G. noted a preference for a cluster subdivision and asked about the bio retention plans (they are not fully planned at this stage)
- Bob said he did not believe the yield plan would result in clear cutting. He asked about runoff to Brown Avenue and the possibility of increasing the buffer to Brown Avenue
- Tim said he was more for a cluster development, and wanted wider trails

Bob motioned, Brad seconded that the CC be in favor of a 19 lot cluster subdivision, as depicted in design no. 4 but with one fewer lot.

The board recommends a 3 foot wide trail

The board recommends a 22 foot wide road

Pat would like to require that the homeowners association to create a forest management plan.

Pat will write a letter to the Planning Board detailing all of the CC comments and suggestions.

Brad motioned, Allison seconded adjourning the meeting at 10:10 p.m.

The next Conservation Committee meeting will be held October 26, 2011

Respectfully submitted by Allison Knab, secretary