

## **Town of Plaistow**

Town Hall  
145 Main Street  
Plaistow, NH 03865



## **Conservation Commission**

Chair B. Jill Senter

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# **Meeting Minutes**

August 5, 2021

7:00 PM

Second Floor, Town Hall

1. Meeting opening: At 7:07 PM by Tim Moore
2. Roll call: Present: Tim Moore, Charles Blinn, Olaf Westphalen, David Averill  
Excused: Jill Senter, John Blinn (Selectmen's Representative)
3. Review/approval of minutes - postponed
4. Workshops/discussion topics
  - A. North Ave. Tim Lavelle, James M. Lavelle Associates, presented plans for a 14-lot subdivision with a subdivision road, Abbey Road, connecting to North Ave. A second subdivision road, Brady Cir, connects to Abbey Road. The plan has 3 wetlands crossings. The first one is at the North Ave. intersection and has 840 square feet of wetlands impact. The second crossing creates a land bridge with a culvert between lots 3-5 and 3-6 and has 1,927 square feet of wetlands impact. The third crossing creates a land bridge with a culvert between lots 3-7 & 3-8 and has 1,950 square feet of wetlands impact. Mr. Lavelle requested a letter of support for a Conditional Use Permit for the 3 wetlands crossing.

Dave Averill asked how many wells are scheduled to be drilled in each of the back lots (north side of the land bridges). Mr. Lavelle replied only 1 well per lot will be drilled. The fill that is creating the land bridges will be just wide enough for a well-drilling rig to get to the location of the well.

Olaf Westphalen asked if the Conservation Commission had seen these plans before. Mr. Lavelle responded that yes there had been 2 previous plans. The first was only conceptual with about 25 undersized lots. The second plan had 14 lots but required shared driveways. That plan required variances that were denied by the ZBA. The plan reviewed at this meeting was the third plan with 14 lots and the 3 wetlands crossings.

Olaf made a motion to write a letter of support for a Conditional Use Permit required for the wetland crossings. Dave Averill made the second. There was no further discussion on the motion and the vote was 4-0-0.

- B. 49 Plaistow Road. Joe Coronati, Jones & Beach Engineers Inc, presented a site plan for a Convenient MD office. The existing site already has significant intrusion into the wetlands buffer. The wetland areas consist of the Little River and its associated wetlands. Although the Little River is more than 50 feet below the proposed building and parking lot, the 75-foot horizontal buffer extends into the parking area. The proposed plan minimizes the wetlands impact. Curbing around most of the pavement will prevent untreated flow into the Little River. The area for snow removal remains tight, but excess snow will be carried off-site. Signs will be posted for no snow dumping over the guard rail.

Mr. Coronati is requesting a letter of support for a Conditional Use Permit where paving extends into the 75-foot wetlands buffer. Dave Averill made motion for the Conservation Commission write a letter to PB indicating support for the Conditional Use Permit with the recommendation that 3 signs be posted for no snow dumping over the guard rail. Olaf Westpahlen made the second. No further discussion took place, the vote 4-0-0.

- C. 27 Plaistow Rd. Dave Corbin, Joe Semaan, and Dan Korazof presented plans for a new, single-story retail use at 27 Plaistow Road. The existing building will be torn down and replaced with a slightly larger building. The existing drainage is sheet flow from the site and especially the paved areas that flows into the wetlands to the rear of the site. The proposal also has a slightly larger paved area in the rear that allows for more parking and sufficient area for cars and trucks to turn around and drive out onto Rt. 125.

There will be a curb to direct drainage along the asphalt pavement at the northern border. The drainage flows into a catch basin; is treated and then released before it flows into the rear wetlands. The drainage system with a level spreader is designed such that there will be no runoff during a 25-year storm and only a slight amount of runoff during a 50-year storm. A small retaining wall will be constructed that will help direct stormwater to the catch basin. The proposed plan has parking spaces now meet town standards. The basement will be used only for storage. The 4,000 square foot building will be a jewelry store. All snow is to be removed from site.

There continues to be pavement in the 75-foot wetlands buffer and will require a Conditional Use Permit (CUP). Charles Blinn made a motion to write a letter of support for the CUP. Dave Averill made the second. There was no further discussion. The vote was 4-0-0.

## 5. Old Business

- None

6. New Business

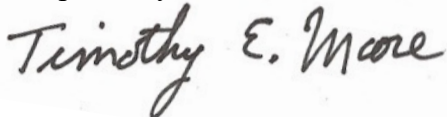
- Next meeting date – September 2, 2021.

7. Communications

- Review information in the Conservation Commission mail folder - postponed

8. Meeting adjournment: At 8:20 PM by Tim Moore.

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy E. Moore". The signature is written in a cursive, flowing style.

Timothy E. Moore  
Secretary, Plaistow Conservation Commission