

**DRAFT**  
North Hampton Conservation Commission  
Meeting Minutes  
March 9, 2021

**Administrative:**

The meeting was called to order at 7:03 p.m. via Zoom and Channel 22 from the Town Hall.

**Roll Call:**

**Members Present:** Lisa Wilson (Chair); Members present via Zoom: Kathy Grant (Co-Chair), Andy Vorkink, Frank Arcidiacono, Dave Ciccalone, Lauri Etela, and Phil Thayer.

**Members of the Public Present:** Alex Ross, Alex Ross Engineering, Inc.

**Approval of February 25, 2021 Draft Minutes:** After some discussion, *a motion was made by Lauri Etela, duly seconded by Frank Arcidiacono, to approve the minutes.* Lisa Wilson called a roll call vote and the motion carried.

**New Business:**

**8 Kimberly Drive, North Hampton, NH Tax Map 13, Lots 66 & 65: Review site improvements to include the installation of a new septic system.** Alex Ross Engineering, Inc. submitted an application on behalf of the applicant, Dale E. and Judith M. Flemming Revocable Trust and Robert and Donna Garland, property owner, for review by the Conservation Commission prior to seeking relief from the Zoning Board of Adjustment and approval for a lot line adjustment and conditional use permits from the Planning Board.

Alex Ross presented plans to install a new septic system with capacity for five bedrooms, build an accessory dwelling above a garage where one corner of the building is proposed to be located approximately 18 feet from the wetlands.

The Applicant proposes to remove the existing septic system which is located 35 feet from the wetlands. Mr. Ross explained that the new septic system will be located 114 feet from the wetlands. The proposed AOS (Advanced Onsite Solutions) system is an aerated pre-treatment and secondary treatment system that produces a cleaner effluent. The applicant proposes to remove the old driveway and an old shed and will replace the level portion of the driveway with pervious pavers.

Members of the Commission commended the design to improve the septic system and the proposed drainage ditch for the proposed accessory structure. Marc Jacobs, the Certified Soil Scientist engaged by the Applicant, noted the improvements will not increase the amount of impervious surface on the site and that the location for the leach field for the new septic system is located farther away from the wetlands.

The Commission expressed concerns about the proposed location of the new dwelling to be located within such close proximity to the wetlands. The Applicant was amenable to planting more trees and possibly a rain garden to provide more protection to the surrounding wetlands. Mr. Ross said that with proper upkeep and maintenance, the pervious pavers should last up to 20 years. Lisa Wilson questioned how the pavers are to be maintained and retain permeability, but due to technical issues with Zoom the applicant was not able to respond.

***A motion was made by Andrew Vorkink, duly seconded by Phil Thayer, to authorize the Chair to draft a letter to the ZBA and Planning Board to reflect the outcome of the Commission's review of the application.*** Lisa Wilson called a Roll Call vote and the motion carried. Lauri Etela recused himself as a member of the Planning Board.

**Conservation Easement Subcommittee Update:** Andrew Vorkink reported that the Select Board voted 2-1 during its March 8, 2021 meeting to approve the acquisition of the 39-acre Nordstrom parcel. James Sununu supported items 1 and 2 but voted against the project because he did not support the abatement of the Land Use Change Tax (LUCT).

The Select Board:

1. Formally agreed to the acquisition of 39 conservation acres being donated from Map 17, Lot 71, which will help protect the headwaters of the Little River and will be open to the public for passive recreation.
2. Authorize the Chair of the Conservation Commission to accept and sign the conservation warranty deed presented to the Select Board.
3. Abate the Current Use Penalty/ Land Use Change Tax once such penalty is determined by the tax assessor, which will be 10% of the assessed value of the buildable lot. *(By Vote of the Town meeting 100% of the LUCT is to be returned to the Conservation Commission's Fund to acquire, maintain, and monitor conservation land.)*

All actions by Town Boards have been completed, as the subdivision, variances and waivers were accepted by the ZBA and Planning Board in February. The wetlands and septic permits will now go to the DES. Upon DES approval, which takes one to two months, the development plan will be signed by the Planning Board and filed at the Registry along with the conservation warranty deed to be signed by Mr. Nordstrom.

Commission members thanked Andy Vorkink and Lisa Wilson for their their work to complete the acquisition.

**Trail Maintenance Update:** Lisa Wilson reported that the Select Board approved work by the Department of Public Works to construct the gravel parking area at the Oliver Brook Trail entrance off Woodland Road as soon as the weather permits. Phil Thayer

reported that a Boy Scout is interested in completing an Eagle Scout project on conservation land and will have more information to share with the Commission at next month's meeting.

**Correspondence:** The Conservation Commission received a note from Amanda Hollenbeck, *Southeast Land Trust Easement Stewardship Manager*, commemorating the conservation of the Luff Property – Forest Hills Farm and the Little River Property with the Southeast Land Trust for 14 years.

There being no further business, ***a motion was made by Phil Thayer, duly seconded by Lauri Etela, to adjourn the meeting.*** The televised public session concluded at 8:08 p.m.

Respectfully submitted,  
Beverly Moore  
Recording Secretary

***“These minutes were prepared within five (5) business days as required by NH RSA 91-A:2, II. They will not be finalized until approved by the majority vote by the Commission.***

