

The Commission (NCC) had received a “Standard Dredge and Fill Wetland Permit Application (RSA 482-A) NHDES File Number 2021-00535” for a proposed minimum impact application in order to construct two driveway wetland crossings to the proposed house site. The applicants have met with the Zoning Board of Adjustment (ZBA) re: this matter as well. In both meetings (ZBA and NCC), the case was noticed as follows: ***Case 21-005-VA Application from Mark Pitkin and Laurie Ann Trostle-Pitkin for a variance from Article III Section B4 of the Zoning Ordinance to permit an impact to wetlands to install a driveway for a single family home. The property is located on Gile Road (East) and is identified as Map 40 Lot 14.***

On 3-13-21, commencing at 10:00 AM, members of the Commission, Sam Demeritt, Susan Mooney, Jon Rydberg (and young son Greyson), and Debra Kimball, met with Mark Pitkin, the applicant, and Joseph Nichols, Nichols Environmental, LLC, at the site location on Gile Road. The property of 56.5 acres is primarily wooded with spectacular white pines and hardwoods. The central portion of the property is characterized by a large wetland comprising about 1/3 of the total acreage. The house lot will be located on the back third of the parcel. The party walked into the property to look at the two wetland crossings to be impacted by the proposed driveway. Total wetland impacts would be 2532 sq. ft.

For both the larger and smaller crossings, 24” smooth corrugated metal culvert will be installed. The bottoms will contain one foot of fill for small wildlife passage. Both sites appeared to be located where the wetland impacts would be minimal. Discussions were that there be a 25-foot buffer for habitat preservation and water recharge around the wetlands even though there are no local regulations that address this type of wetland. The owner indicated that they had no plans to disturb the property except to locate the house and driveway, that they were delighted to find this beautiful location for sale. Additionally, silt fencing at the impact sites was discussed.

Construction plans were to construct erosion berms using stump grindings that would naturally disintegrate into the ground. The gravel driveway will have an asphalt skirt at the curb cut onto Gile Road as per town regulations. Utilities will be underground.

Commission members found no issues with the Permit Application.

It was moved by Mooney and seconded by Kimball to waive any negative issues in opposition to the Permit Application. All four (4) votes were in favor.

The meeting/ site walk was completed at 10:30 AM.

Respectfully submitted,

Susan P. Mooney, Secretary

These minutes were approved as read at the meeting held on April 12, 2021.