

Chair Sam Demeritt opened the meeting at 7:10 PM. Other members in attendance were Susan Mooney, Debra Kimball, Krystal Costa and Cheryl Smith. Guests were Ian Berry, resident and James Hayden, Berry Surveying and Engineering.

**Subdivision Application Review:** Following the Pledge of Allegiance, Mr. Hayden reviewed with the Commission the proposed major subdivision by Domus Developers, Inc., to be located on Old Turnpike Road, NH Route 4, Map 6 Lot 22. The property is to be subdivided into four (4) lots, two (2) lots with single family homes and two (2) lots with three (3) multifamily buildings with four (4) dwelling units each. Two sets of plans were provided, one each for the proposed driveways, Sera Drive and Ada Drive. Each of these driveways would serve two lots - a single family lot and a multifamily lot.

Sera Drive will be sited so to avoid steep slopes of 25% or more.. It will cross a wetland and impact the buffer. Permanent rain gardens will be installed and seeded so to ensure that there will be zero runoff onto Route 4. The Commission (NCC) recommended that the “Wetland Meadow” mix for herbaceous grasses and flowering plants be used for the gardens and surrounding rain capture areas. Also recommended was to use cement culverts (two) for longevity of performance rather than using plastic culverts. The culverts would have fan out areas of crushed stone, not rip rap, at each culvert entrance for wildlife passage. Additionally, coconut fiber will be used for erosion control, not plastic barriers.

Next was reviewed the plans for Ada Drive were reviewed. (Note: Comments that follow also include Sera Drive where appropriate.) Each condo unit will have a drive-in garage underneath the main structure and also a parking space at the entrance of the garage door. Of concern was the outdoor garage lighting – will the lights be on all of the time throughout the night, will they be on timers, and/or operate by sensors? Will the Homeowners Association (HOA) be an effective agency to maintain all facilities and infrastructures for the short term and long term? Salt and sand use during the winter months was discussed. “Green Sno Pro” certification through the training program offered by UNH was recommended. Has a water withdrawal test been done to determine volume of water usage expected of the supporting groundwater capacity? The Commission recommended providing the residents with a pamphlet entitled “What is a Rain Garden and How to Maintain It”. Questions were asked about runoff mitigation for the two single family lots. Response was that there will be structures such as rain gardens to address this matter. Mr. Hayden stated that there will be weekly inspections required by the state because this project involves alteration of terrain (AOT), a permitted activity that is monitored to note any sedimentation. These inspections will also be done after any rain event as well. The Commission asked to be copied on these reports. Landscaping plans were discussed. Elm trees are to be planted around the buildings. Recommendation was not to plant Liberty Elms, for they have not proven to be robust cultivars. Prairie Expedition and Princeton were recommended instead and, at the least, plant a variety of different varieties including maples. UNH Cooperative Extension has information on varieties to attract pollinators (<https://extension.unh.edu/tags/pollinator-habitats>).

Mr. Hayden brought copies of the Wetland Permit Application, minimum expedited wetland documents, for review and for the Commission to endorse. After reviewing it was moved by Mooney and seconded by Costa to endorse the permitting DES Wetland Permit Application for

the wetland impacts outlined by Domus Developers, Inc. Map 6, Lot 22. All five (5) votes were in favor. Chair Demeritt signed the copies of the application.

Mr. Hayden left at 8:17 PM.

Mr. Berry left at 8:21 PM.

**Trails Committee (NTC):** Costa stated that the NTC recently met on 9-5-19. The grant proposal for trail development and infrastructures for the Marsh Woods project has been submitted to the NH Bureau of Trails (NHB). There might be a conflict with the timing between the SCA NH AmeriCorps conservation crew and the NH Fish & Game and NHB, but there is confidence that this can be worked out. Josh Megyesy, NH Fish & game Wildlife Biologist will be providing a turtle protecting plan in order to submit the Trails Permit by Notification prior to March 12, 2020. A photo log of each of the five crossings is also required for the permitting process.

**Nottingham Earth Fest** is scheduled for September 21, 2019. Mooney, Demeritt and Kimball will set up, take down and host the Commission's booth that day. Other NCC and NTC members may be able to assist as well. (Costa assisted, beginning at 8:30 for setup; Celia Abrams, NTC member, was a host at the booth too.) NCC themes will be trail projects, pollinators, invasive species, living with wildlife, land trusts and other conservation focus subjects. Set up will begin at 8:30 AM at the town office to load up supplies, the Fest will be open to the public from 10AM until 4:00 PM.

**Bear-Paw Regional Greenways:** The fall newsletter is expected to be published in October. Included will be an update status of the executive director position. (Demeritt)

**Lamprey River Watershed Association:** The scheduled meeting was postponed until 9-16-19. (Demeritt)

**River water quality testing** is done for the season. (Kimball)

**Correspondence:** Dated 8-22-19, Lamprey River Advisory Committee (LRAC) re: Gerrish Drive back lot subdivision (two new houses) Map 38, Lot 21: because this subdivision is within the ½ mile corridor of the North River the LRAC reviewed the plans and noted three (3) specific elements referenced on the plans. All appeared to be in order.

**Minutes:** The minutes for June and July will be reviewed at the next NCC meeting.

**Adjournment:** Costa moved to adjourn; a second was provided by Kimball. All five (5) votes were in favor, The meeting was adjourned at 9:01 PM.

Respectfully submitted:

Susan P. Mooney, Secretary

These minutes were reviewed and accepted as edited at the meeting held on October 30, 2019.