



September 10, 2019

To Nottingham Planning Board

From: Nottingham Conservation Commission

Re: Domus Developers, Inc.

Mr. Grotenhuis and other Members of the Board:

At the Conservation Commission meeting September 9, 2019, Mr. James Heyden, of Berry Surveying and Engineering, and by extension, Domus Developers, Inc. reviewed plans for the proposed major subdivision to be located on US Route 4/ Old Turnpike Road, identified as Tax Map 6, Lot 22, Planning Board Case #19-008-SUB&SIT. The review was about an hour long in which Mr. Heyden explained the environmental features and engineering proposals to minimize negative impacts to the site, compensating for water runoff and wildlife habitat. He entertained questions and recorded recommendations from the members.

A summary follows with Commission recommendations italicized:

The Sera Drive portion was shown to have a wetland and buffer disturbance located at the entrance of the driveway. There will be permanent rain gardens to catch all of the anticipated water runoff. *Recommended was that a Wetland Meadow mix of grasses and herbaceous flowering plants be planted in the area, shown to be more effective than shrubs in maximizing mitigation efficacy.* Culvert locations, diameter sizes and materials were reviewed. The diameters were up-sized to accommodate turtle passage. The bottom of the culverts will be lined with crushed stone. The culverts are proposed to be made of a hard plastic material. *Recommended was that the culverts be made of cement, not plastic, for the long term integrity of the culvert system.* Coconut fiber will be used for erosion control. Beyond the culvert openings crushed stone will be used to fan out the water discharge. *Recommended that there be a transition zone of turtle friendly stone from the lip of the culvert to where the proposed rip rap will be placed for water runoff.*

The Ada Drive portion is almost a carbon copy of the other proposed multiunit lot. Lights on the garages were noted. *Recommended that the developer investigate placing the unit lights on timers or a garage remote so not to leave them on all night long.*



Members inquired as to the short and long term effectiveness of a HOA. Who will establish the HOA, who will enforce the required fees to maintain the infrastructures and grounds? *Recommended that ground crews be Green SnoPro certified to minimize sand and salt use on the parking areas and driveways and use environmentally friendly products to maintain vegetation if needed. Also recommended that a water withdrawal estimate be conducted for the parcel and its effect on surrounding properties. Recommended that residents including the single residential occupants, be given literature "What is a Rain Garden and How to Maintain it" and the like. Because of Alteration of Terrain (AOT) permit, there will be weekly inspections conducted during construction required by the state to ensure that sedimentation and runoff is kept to a minimum. Request that these reports be made available to the Commission, as well. Proposed vegetation is to be elm trees, the Princeton cultivar which is purported to be resistant to Dutch Elm Disease. The plant pathologist Commission member recommended that a mix of resistant cultivars be planted, such as Prairie Expedition, New Harmony and Valley Forge. She did not recommend Princeton nor Liberty, because they have had limited success. Other varieties such as maple trees would add species diversity. Another Commission member suggested pollinator habitat in the areas of the septic systems. Information is available on the UNH Cooperative Extension website [https://extension.unh.edu>tags>pollinator-habitats](https://extension.unh.edu/tags/pollinator-habitats).*

Lastly, Mr. Heyden reviewed the DES "Wetland Permit Application" Minimum Expedited Wetland documents for Domus Developers, Inc. for the Commission to approve and endorse. The Commission voted to approve, and the documents were signed.

Thank you for the opportunity to review and comment on this proposal on behalf of the town of Nottingham.

Samuel Demeritt, Chair,

and Commission Members Debra Kimball, Susan Mooney, Cheryl Smith, Krystal Costa, Kristen Lamb and Raelene Shippee-Rice.