

Town of Newington, NH

PLANNING BOARD & CONSERVATION COMMISSION

Site Walk Minutes, June 14, 2021

- Call to Order:** Chair Hebert and Jane Hislop called the Monday, June 14, 2021, site walk from 84 Nimble Hill at 5 p.m.
- Present:** Planning Board Chair Denis Hebert; Vice-Chair Erika Mantz; Board members, Christopher Cross; Russell Cook; Benjamin Johnson and Peter Welch; Alternate Rick Stern; Board of Selectmen's representative, Bob Blonigan
Conservation Commission Chair Jane Hislop; Vice-Chair Derrick Wilson; Commissioners Ann Morton and Jim Tucker; Alternate Jane Kendall; and Town Planner, John Krebs
- Absent:** Planning Board Alternate, Jim Weiner
Conservation Commissioner, Andrew Meigs; Alternates, Benjamin Higgins and Bill Murray
- Public Guests:** Michael Garrepy and Mick Chavari with Nimble Hill Realty, LLC; Joseph Coronati with Jones and Beach Engineering; Jim Gove with Gove Environmental; Robert "Guy" Young, Jr.; Town wetlands consultant, Mark West with West Environmental; Town engineering consultant, Eric Weinrieb, P.E. with Altus Engineering; Gail and Sophia Klanchesser; Bob Byrnes

1) **Site Walk** for Lot Line Adjustment, Conditional Use Permit, and Subdivision application by Nimble Hill Realty Investments, LLC regarding property owned by Randal and Bren Watson located off Nimble Hill Road, Tax Map 6, Lot 1; property owned by Dean and Lorraine Cole of 30 Coleman Drive, Tax Map 11, Lot 2; property owned by Dean Cole and Dulcie Don Haas of 30 Coleman Drive, Tax Map 11, Lot ; property owned by Lucy and Robert "Guy" Young, Jr. located of 92 Nimble Hill Road, Tax Map 12, Lots 4 and 6; and property owned by Robert "Guy" Young, Jr located of 92 Nimble Hill Road, Tax Map 12, Lot 9

The group crossed the stream channel at the beginning of the site walk that was listed in Newington's prime wetland. Jim Gove with Gove Environmental stated that whether they used a 40 foot arch or a box culvert for the crossing would be determined

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on the Department of Environmental Services (DES), and the Town's approval, and whether they contested the prime wetland.

Town Planner, John Krebs noted that the crossing would be ten feet above the stream. Planning Board Chair, Denis Hebert commented that maintenance for the crossing and the road would eventually become the Town's issue once it was accepted.

Conservation Commission Chair, Jane Hislop commented that it would be important to avoid heavy salting on the road to avoid runoff into the stream.

Joe Coronati with Jones and Beach Engineering commented that there would be a maintenance plan for the bioretention area at the crossing that would store, treat and disperse the runoff.

The group then walked through the upper level of the watershed to observe the proposed bioretention areas.

Mr. Gove noted that the soils in the area were variations of silty loam and heavy silty clay.

Upon arriving at the proposed cul-de-sac, Town wetlands consultant, Mark West of West Environmental asked if they might adjust the placement to avoid the 50 foot wetlands buffer.

Chair Hebert commented that it appeared that they would be cutting into the slope, and then requesting waivers to fill and raise the road unnecessarily.

Mr. Weinrieb added that they would be going one to two feet below the organic soils to lay the road base.

Mr. Coronati responded that they would be placing drains under the roadway to prevent potholed. Mr. Weinrieb responded that they would need to use a geotech material so the clay soils wouldn't work their way up into the gravel, causing instability.

The walk continued to the two lots overlooking Great Bay, and it was observed that a good amount of noise from the bridge traffic over Little Bay traveled across the water with Bob Byrnes of Nimble Hill Road wondering if the removal of trees for lots would open up a channel for noise.

Adjournment: *The site walk ended at 6:45 p.m., and a joint Planning Board and Conservation Commission reconvened at the Newington Town Hall.*

Respectfully

Submitted by: Jane K. Kendall, Recording Secretary

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These Minutes were approved and adopted by the Planning Board at their June 28, 2021 meeting.