

Town of Milton
424 White Mtn Highway
Milton NH, 03851



Conservation Commission
PO Box 310
(p)603-652-4501
(f)603-652-4120

3/23/21

Special Meeting Minutes

4:30PM

Present Members: Cynthia Wyatt, Steve Panish, Virginia Long, Karen Golab, Deborah McCormack, Robert Weiss, Wayne Sylvester

Staff Present: Julius Peel, Land Use Department

Wetlands Permit Applicant: Marc Jacobs, Applicant Representative. Paul Blanc Norway Plains. Walter Cheney, Applicant.

Members of the Public: Bill McCormick, H. Joseph Stanley, Daniel Bisson

Special Meeting Notice – Site Walk

1. Ascertain who is present.

Cynthia Wyatt began the site-walk public meeting by introducing Marc Jacobs, the wetlands specialist overseeing the project.

Marc Jacobs presents the public with maps of the project (Tax Map 23-40 and 23-44) and explains the history of the 2018 project and the plans for the 2021 project. He explains that Walter Cheney, owner of the property, bought an adjacent lot (Tax map and lot 23-40) to decrease the wetlands impact on the total property. By including this lot, what would have been roughly five different wetlands crossing permits has been decreased to one. Marc Jacobs explained to the commission that there is just barely 1,000ft of impacted zone, forcing this permit to become a standard wetland permit application.

Cynthia Wyatt asked if the building plans have been finalized yet for the project. Paul Blanc, project manager from Norway Plains explains that the plans for the buildings are very similar to last year's application, but not finalized yet. He stated that those finalized plans will go before the planning board and can be reviewed there. Cynthia Wyatt asked who would be responsible for the annual maintenance of the drainage/septic systems. Paul explained that it would be the responsibility of the homeowner's association that would be formed. This caused concern for the CC as there was another homeowners' association of a subdivision in Milton that held common ownership of the conservation land and the association never formed so never contributed to the annual monitoring costs as required by the easement.

Marc Jacobs led the walk to the entrance of the property and where the roadway would be located. As the Commission walked that way they met up with Walter Cheney and two members of the public who were waiting in front of the lot. After walking deeper into the property, they noted the staked-out roadway and noted the previous markings of the 2018 roadway. Paul

Town of Milton
424 White Mtn Highway
Milton NH, 03851



Conservation Commission
PO Box 310
(p)603-652-4501
(f)603-652-4120

41 explained that there will be roughly 2000 ft of road and will have a strict maintenance program
42 that is required by the state. With the way that the terrain is layered, the elevation of the lot will
43 act as a natural drainage for the property. He explained that the structure will be built at the
44 highest point on the lot and at the lowest point there will be tier of catch basins that will capture
45 the drainage, treat it so that it reaches the necessary MS4 parameters and will then discharged
46 into the town owned drainage system that flows into Northeast Pond.

47
48 After the group reached the wetlands crossing, Marc Jacobs and Paul Blanc explained the
49 curvature of the roadway and noted the 50 ft stone lined culvert that would be located on the
50 site. The culvert installation across the stream is the reason for the wetland application which
51 would impact 975 square feet, which Marc Jacobs stated is a minor impact.

52
53 Daniel Bisson expressed concern about how the previous owners of the property were logging
54 the lot illegally and wanted to know how the new owner would repair those damages to the lot.
55 Mar Jacobs and Paul both explain that it was damages done by a previous owner so the state
56 would be hard pressed to force the new owner to make those changes. Walter expressed that
57 the damages that were done were by no fault his, but there would be plenty of open space on
58 the property after the development that could be used to replace the missing/ damaged timber.

59
60 Marc Jacobs asked the Commission members what their thoughts on the project were and if
61 they would be willing to send a letter to DES in support. Cynthia explained that we can see that
62 there was a lot of thought in this project to support the land and would like to discuss it more
63 during their next scheduled meeting time.

64
65 The Site-Walk then moved out of the property and then to the corner of Northeast Pond and
66 Bolan road where they discussed the drainage from the property to the site. Paul Blanc clarified
67 that after extensive testing they do not believe that the flow will increase in this location and in
68 fact will decrease because of the catch basins and the alternative drainage routes on the
69 property. This answered some of the concerns that the members of the community had
70 proposed.

71
72 Karen Golab Motioned to adjourn the meeting. Wayne Sylvester's seconds. The vote was
73 unanimous. The motion passes adjourning the meeting.