

Loudon Conservation Commission
August 8, 2007
Minutes – Approved.

Julie Robinson, Bob Butler, Colin Cabot and Jess Storey were in attendance.

Bob Butler gave the planning board update. Peter McGrath was back with two individual lots to subdivide. One was denied, the other postponed.

Deb Rattee's property on School Street was discussed. Bob showed the location of the four houses proposed. Lots 1, 2 and 3 have driveways and house sites with little or not wetland or buffer impact. Lot 4 is problematic. It is on a ridge top, but drainage runs along each side of the crest. The buffer is "uphill" of the wetland. In spite of the developer's representation that the DES had granted the wetlands crossing permit, Julie Robinson was in possession of paperwork to object or not. She decided to sign the permit.

David Moody's development has stalled at the ZBA because of odor issues; it was postponed to August.

Loudon Woods was discussed. While most lots are fine, Lots 6 and 7 have wells originally proposed right next to the wetlands. In a revision, the wells have been moved into the 50' buffer, and Bob reiterated that that was not acceptable. It is not clear where the wells can be moved to in order to avoid the wetland or its buffer. The Commission discussed that lots like these are problematic because the homeowner must be informed that the house is on the only non-wetland land and that they cannot put a lawn in. While the Commission will mark the wetland buffer, enforcement of the restrictions on use within the buffer is unclear. The Commission determined that this issue is very important, otherwise the buffer will never be honored, on the plans or on the ground. The Commission decided to suggest that a note be added to the plan that the wetland buffer not be compromised in spite of the location of the house. In addition, the Commission would like to have a joint discussion and workshop with the planning board and zoning board to discuss having fines for wetlands buffer violations and using funds generated by fines to pay for monitoring.

The planning board had a long discussion about Mrs. Duprey's failure to convey Lot 5 to the town in accordance with the site plan conditions. The planning board is planning to let the time run out on meeting the conditions of that site plan approval.

The Commission also discussed timing issues related to overlapping areas of authority and expertise between the various boards. When a wetlands issue arises for a subdivision developer, it takes about 90 days to go back and forth between the planning board, the ZBA and the Commission. To shorten the time frame, developers should consider calling the Commission to set up a meeting immediately. If the Commission were visited before the first planning board meeting, then the developer would have the benefit of the Commission's input before or around the same time as the planning board meeting. The

Commission will also consider having a Commission member in attendance at ZBA meetings to provide expertise on wetlands issues.

Julie received a letter from Fish and Game objecting to Peter Schauer's proposal to put in a pond with a wetlands impact because of the impact on species.

Julie wrote an article for the Ledger thanking the town for supporting putting in the conservation easement on the Davies' property.

The meeting adjourned at 6:45.