

Loudon Conservation Commission
7/12/2007 Meeting
Minutes - Approved

Julie Robinson, Jessica Storey, Dan Geiger were in attendance.

DJP Realty Trust Subdivision represented by Gary Spaulding of Spaulding Design Consultants, LLC presented regarding a wetland crossing for a three-lot subdivision on Beehole Road.

The area impacted is by an existing road with an existing culvert (18"). The plan stays close to the existing crossing and is for a 4 x 4 box culvert sunk 12" into ground. The culvert will be 3' high, filled inside with riprap and natural material dredged during construction. The side slopes are 2:1 to minimize impact, with riprap on the outside. The riprap will be coated with native material to protect the existing pond so that only native material will be lost if there is a big storm event. Away from the stream flow, other methods (like jute rugs, and manmade Ajax) will be used to minimize erosion. The high flows are projected at 30cfs and a smaller box culvert could be used, but they have chosen a wider one to encourage animal movement (salamanders, turtles).

Dan noted that even with riprap, once native material washes in, vegetation grows inside the culvert, and that sometimes a dissipator is needed at both ends, depending on flow. He would like to see more vegetation, especially with the pond on one side.

Mr. Spaulding suggested putting some tubers in. Dan suggested using low water plants, which the state lists, but not to use DOT's upland mixes, like willows. Mr. Spaulding said he will modify the riprap outside and show the different planting treatment for the outlet.

The ZBA would like to maintain existing crossing. By widening away from the pond and changing the length of pipe, and if treatments are done properly, this would be an improvement.

Mr. Spaulding said he had not seen undercutting at the entrance with buried boxes, and that the concern is with outlet end. He will let the inlet revegetate itself. Because the impact is under 3000 sq feet, he is interested in the expedited process. The Commission did not see a problem with that, with the stipulations and provision of a revised plan.

Meeting adjourned.