

Present: Elliott presiding, Boeing, Dinsmore, Rand, Rice, Steeves Absent: Masterson

3/20/2018 - Minutes

1. Public Hearings, Public Meetings & Appointments

- A. 7:00 PM - Public Meeting Re: Request For Determination Of Applicability Filed By Beau Vaudo To Add An Addition To An Existing Single-Family House Within 100' Of BVW And An Intermittent Stream At 103 Brookline Street.

7:00 PM – Public Meeting Re: Request for Determination of Applicability filed by Beau Vaudo to add an addition to an existing single-family house within 100' of BVW and an intermittent stream at 103 Brookline Street.

The lot was created prior to 2002 and all fees have been paid. The proposed addition includes an 8X23 extension on the current 13X23 garage to create a family room, an 8X16 mudroom, and a 12X16 workshop/shed/mini garage. The project is 10' from BVW. The stream (intermittent) is 36' from the proposed addition. There is erosion control 5' from the edge of the proposed addition and the contractor has confirmed he can stay within that 5' limit of disturbance. There will be two excavators, one entering from the north side yard to access the rear, and one at the front of the property, working together. Vaudo was asked if the addition could be located elsewhere on the property, because of the proximity to wetlands. The septic system and zoning setbacks, etc. all proved to be obstacles for moving the addition to another location. He said the fence gate would be moved to the left side of the house to provide access to the backyard, which is fenced. There would not be access to the rear of the property from the right side of the new addition. Would the rear of the lot, beyond the fence, be mowed? His lawn service mows a strip of lawn at the rear and side of the property. The fence at the rear of the property does not extend beyond where the yard slopes. Vaudo does not use chemicals to treat his lawn. The majority of the area proposed for construction is currently mowed lawn but there is a drop off along the right edge of the property. The stream is on the abutting property. His builder is a friend from NH. He is aware there will be considerable excavation involved but there will be no soil stockpiled. He was asked if they backup vehicles onto Brookline Street. They do, though there is a small pull off in front of their property where they sometimes park. They do not use their current garage for parking vehicles. Runoff will be directed towards the front of the house and then towards the stream. He will call Terrasi once the erosion control is installed. On a motion from Elliott, second by Rand, all

VOTED: to issue a negative Determination #3, that the work is within BVW but there will be no adverse impacts and #6, the work is allowed under the local Bylaw.

2. Review Of Draft Minutes

- A. Review Of Draft Minutes Of March 6, 2018

On a motion from Elliott, seconded by Rand, all

VOTED: to accept the draft Minutes of March 6, 2018, as drafted.

3. Other Business

Terrasi was asked to follow up on the installation of a fence at the top of the slope along the Nissitissit River on Nashua Road at the March 6 meeting. An Enforcement Order was found in the file from 2001 for vegetation/clearing in the 50' buffer. A letter was sent to the property owner reminding them of the previous Enforcement Order and requesting the fence be moved away from the river's edge a minimum of 20'.

4. Matters That May Be Raised That The Chairman Didn't Reasonably Anticipate

The meeting adjourned at 8:00.

Respectfully submitted,

Paula Terrasi