

Peterborough Conservation Commission Meeting Minutes
Stone Barn site visit
October 15, 2018, Peterborough Town House, 5 p.m.

Present: Jo Anne Carr, Matt Lundsted, John Patterson, Francie Von Mertens; Chad Brannon, Fieldstone Land Consultants; Planning Board members; Laura Norton and Pete Throop, OCD; Amelia Tracey, The Village at Stone Barn

Note: These minutes are meant to capture details of the proposed incursion into the Wetlands Protection Overlay Zone. Chad Brannon, Fieldstone Land Consultants, presented the plans. They will be discussed at the Conservation Commission's October 22 meeting and written comment to the Planning Board drafted.

Stone Barn project, Old Street Road

Main focus of the site visit was impacts to the Wetlands Protection Overlay Zone (WPOZ). Most of these impacts relate directly to stormwater treatment as allowed in the WPOZ in certain situations by the following town code. There is one large encroachment area (13,484 s.f.) and several smaller encroachments with lesser impacts.

245-15-K. Conditional Uses.

1. Subject to the provisions of RSA 674:21, II, the Planning Board is hereby authorized to issue Conditional Use Permits for the following, subject to the process and criteria in Article IX of the Peterborough Site Plan Review Regulations. In the granting of any Permit, the Board may attach reasonable conditions, or waive or modify any of the requirements of this section if specific circumstances relative to the proposal indicate that the waiver will properly carry out the spirit and intent of the regulations.

1. **Streets, roads, access ways, and driveways, including stormwater management systems directly related thereto**, and utility rights-of-way or easements, if essential to the productive use of land not designated as wetland and located and constructed so as to minimize and avoid to the maximum extent practicable, any detrimental impact of such uses upon the Wetland Protection Overlay Zone. [Amended 5/13/14]

Other WPOZ code states that the buffer shall remain naturally vegetated; there shall be no alteration of terrain; no clearing of tree stumps.

Main impact is to the steeply sloped, forested WPOZ buffer to the right (south) as you enter from Old Street Road. The open area visible from the road drops off steeply just south of the treeline.

Given that slope, extensive fill is required in the WPOZ to lessen the slope to enable stormwater treatment and management (13,484 s.f. impact). Mature forest is to be cleared.

At the same area, plans also call for a paved drive (2,600 s.f. permanent impact) in the WPOZ to access the lower level of a two level carport.

To meet slope requirements, at the base of the slope 1,800 s.f. of actual wetland will be filled in. All other impacts are to the wetland buffer.

The project plans cite the WPOZ impacts as "temporary" as the stormwater treatment area will be vegetated. Tree roots are incompatible with stormwater engineering, and the revegetation will likely be with native shrubs, replacing the mature

forest that was cleared. Fieldstone's functions and values assessment, required by town Conditional Use Permit code (see below), concludes that there were no significant impacts to the buffer; they were temporary; and mitigation includes removal of expanses of invasive knotweed.

There was discussion about disposal of knotweed, including burial on site.

Jo Anne Carr asked if instead of two stormwater treatment systems there could be several smaller onsite treatment areas. Chad Brannon explained that given the agricultural goals of the project, as much space as possible is needed for agricultural use, not stormwater treatment.

Addendum:

Von Mertens and Carr attended the Planning Board's hearing following the site visit. It is the first of two public hearings on the Village at Stone Barn project.

At the hearing Von Mertens stated that it is unusual to schedule a first public hearing before receiving comment from the Conservation Commission regarding impacts to the WPOZ. She said that a previously scheduled site visit had been postponed by Fieldstone as project plans had not been completed. That original date would have allowed time for a ConCom report prior to the first public hearing.

She also asked what future project phases might involve further impacts to the WPOZ. This question was in response to statements that great effort was made to limit development impacts to five front acres, leaving the remaining approximate 27 acres unimpacted. The area directly abutting the 5-acre project area appears to be forested wetlands according to mapping done for a prior project before the Planning Board.

To qualify for Traditional Neighborhood Overlay Zone II density, town sewer will be extended to the Stone Barn by the developer. It was not stated what additional density would be allowed under TNOZ II to the proposed 32 units. The units are planned to be "net zero" carbon impacts.

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