

PRESENT: Dever, Chairman; Pelczar, Vice-Chairman, Flanders, Thorpe, Clark, Edney, Code Enforcement Officer, Tivnan, Clerk

Thorpe moved, Flanders seconded, THAT WE APPROVE THE MINUTES OF NOVEMBER 12, 2009 AS AMENDED. Voted unanimously.

PUBLIC HEARINGS

2893: DAVID BLAKE FOR AMBROSE LOGGING INC. An appeal for a SPECIAL EXCEPTION (ARTICLE V -SECTION D-9) to construct a wetland crossing for a driveway access within designated wetlands, total wetland impact of 5,795 sq. ft and associated buffer impact of 12,925 sq. ft.. Tax Map S24, Lot No. 12A, located at 46 Pease Road in the Forestry Rural District.

Blake – Ambrose owns about 52 acres of land with 700'+/- frontage on Pease Rd. My driveway is a ROW that crosses Haskins property and 2 lots in the Clover Ridge Development. Ambrose was originally thinking if they developed this land, they would put a road in through the field on Pease Road. The Willey's didn't want a road through the field and Ambrose agreed. Alternatives were looked at. The Willey's have offered a ROW at the end of their property, parallel to my present ROW. There was a study done on the wetlands by Ames Associates. The conclusion is this location will have the least impact to the wetlands. We have looked at this driveway for a couple of years. This new driveway will take me out of the dooryard of the Haskins. What we presented to the Planning Board was a driveway which is the same width that serves the Morrows and the Emergency Access Rd. for Clover Ridge. My existing driveway is about 12' wide. The new driveway is 14' of pavement and 18' overall, including the shoulders. The existing driveway has 4 culverts; the new one will have (2) 24" culverts. The new driveway will have a total wetland impact of 5,795 sq. ft. We are proposing to take out my existing driveway. That will reclaim a wetland area of 7,330 sq. ft. We will also be taking out some of the Haskin's driveway and grass it over. The Conservation Commission has reviewed this and is in favor of the proposal. This plan has been submitted to the State. Pelczar – Who gave you the Clover Ridge easement? Blake – My property goes back to 1923 and there was a ROW granted in 1923 for the driveway to access my property. The ROW has been there since 1923 and goes with my property. The Haskins's also have use of the ROW. There will be new documents. The Willey's will grant a ROW to me and Ambrose Logging. As of right now, Ambrose has no plans for a subdivision but we have an agreement where at most, they are limited to two houses. As part of this new ROW across Willey's, they will also grant a ROW to Clover Ridge for emergency access. Ambrose will also be granting to Clover Ridge emergency access. Clark – Why is the driveway moving? Blake – One, I drive through their dooryard. It is close to their home. They have to keep their cars parked to one side so I can get by. It is an attractive approach between two stonewalls. It will be easier for me to plow. The old driveway is narrow with steep shoulders. Pelczar – What about replacing culverts

with bigger ones and moving the entrance out of the yard? Blake – You could put bigger culverts in but in terms of widening the driveway, that would impact more wetlands. Pelzcar – You’re saying there is only going to be two lots? Blake – There is an agreement there will be no more than (2) lots and it will never be a Town road. Hearing closed at 7:25 PM.

2894: METROHEALTH FOUNDATION OF NH INC. (DBA) GOLDEN VIEW

HEALTH CARE: An appeal for a SPECIAL EXCEPTION (ARTICLE V—Section D-9,G4a) for undertaking of a use not otherwise permitted in the protective buffer of non-designated wetlands, Tax Map S23, Lot No. 52, located at 19 NH Route 104 in the Residential District.

2895: METROHEALTH FOUNDATION OF NH INC. (DBA) GOLDEN VIEW

HEALTH CARE: An appeal for a SPECIAL EXCEPTION (ARTICLE V—Section D-9,G3c) for stream alteration and or relocation within a non-designated brook, Tax Map S23, Lot No. 52, located at 19 NH Route 104 in the Residential District.

2896: : METROHEALTH FOUNDATION OF NH INC. (DBA) GOLDEN VIEW

HEALTH CARE: An appeal for a SPECIAL EXCEPTION (ARTICLE V—Section D-9,G1a) to construct a wetland crossing for purposes of access within a non-designated wetland, Tax Map S23, Lot No. 52, located at 19 NH Route 104 in the Residential District.

Steve Smith – This property is 8.9 acres. We have conditional approval from the Planning Board. Presented to the Board a plan showing existing conditions back in 1999 when it was the 110 bed facility and were coming to the Planning Board to build The Inn, which was an addition. (Pointed to the wetlands that were there in 1999.) Presented to the Board a plan showing the result of going to the Planning Board to build The Inn. We had to move the entrance, pull it further to the west, and move some drainage. We received a special exception to alter the drainage area. Where the drainage used to go through, there was a finger of wetlands. When we relocated the drainage in 1999 and went back out there a year ago to update our plans for this proposal to the Planning Board, our wetland scientist determined (pointed to wetland finger) is no longer a wetland but the drainage we brought across (pointed to the crosshatched section) is now a wetland. On the other plan it was dry. As a result of the project we did in 1999, we now have a manmade wetland. (Pointed to required buffer from the wetland and what the buffer would have been if there were no changes in the drainage altered.) Presented to the Board a plan showing the proposal for what is going to be called The Retreat. This is going to be a 32 bed facility. We will be taking some beds out of the existing facility. In order to build this addition, we are again going to move the entrance road further to the west. We have submitted an application to NHDOT and have received a driveway permit. We will have to fill a portion of the manmade wetland. When you fill a wetland, you have a buffer impact. Because of the extent of the building, the Fire Department and the Water/Sewer Department asked to have an emergency access off of Hill Rise Lane.

This road will be gated and only used for emergency use. As a result of this, we will be impacting a buffer. We have three impacts with this project. When you look at the shape of the building, there is no other place for it to go. Attached to my application was a letter of support from the Conservation Commission with some recommendations. Our application is before the Wetlands Bureau. I also attached additional sheets addressing the general conditions, purpose and intent and section D-9, H-5, for a special exception. There will be a recharge system underneath the parking lot which will collect the storm water drainage, recharging the ground water will help the wetland. Hearing closed at 7:45PM.

DELIBERATION

2893: DAVID BLAKE FOR AMBROSE LOGGING INC.

Dever - I do have one more question before you go. You have not received any State permits yet? Blake – That is correct. Pelczar – Before the motion is made, I would like to add there will be no more than three lots off this road. Dever – That is not a proper thing here. We are just discussing the wetlands. Those are taken up at the Planning Board.

Thorpe moved, Clark seconded IN CASE #2893, DAVID BLAKE FOR AMBROSE LOGGING INC., I MOVE THE APPEAL FOR A SPECIAL EXCEPTION (ARTICLE V - SECTION D-9) TO CONSTRUCT A WETLAND CROSSING FOR A DRIVEWAY ACCESS WITHIN DESIGNATED WETLANDS, TOTAL WETLAND IMPACT OF 5,795 SQ. FT AND ASSOCIATED BUFFER IMPACT OF 12,925 SQ. FT. TAX MAP S24, LOT NO. 12A, LOCATED AT 46 PEASE ROAD IN THE FORESTRY RURAL DISTRICT BE GRANTED, AS IT MEETS THE CRITERIA FOR A SPECIAL EXCEPTION, SUBJECT TO RECEIVING ALL STATE APPROVALS. Voted 5-0 in favor.

2894: METROHEALTH FOUNDATION OF NH, INC. (DBA) GOLDEN VIEW HEALTH CARE:

Clark moved, Flanders seconded, IN CASE #2894, METROHEALTH FOUNDATION OF NH, INC. (DBA) GOLDEN VIEW HEALTH CARE, I MOVE THE APPEAL FOR A SPECIAL EXCEPTION (ARTICLE V—SECTION D-9,G4A) FOR UNDERTAKING A USE NOT OTHERWISE PERMITTED IN THE PROTECTIVE BUFFER OF NON-DESIGNATED WETLANDS, TAX MAP S23, LOT NO. 52, LOCATED AT 19 NH ROUTE 104 IN THE RESIDENTIAL DISTRICT BE GRANTED, AS IT MEETS THE CRITERIA FOR A SPECIAL EXCEPTION. Voted 5-0 in favor.

2895: METROHEALTH FOUNDATION OF NH, INC. (DBA) GOLDEN VIEW HEALTH CARE:

Clark moved, Thorpe seconded, IN CASE # 2895, METROHEALTH FOUNDATION OF NH, INC. (DBA) GOLDEN VIEW HEALTH CARE, I MOVE THE APPEAL FOR A SPECIAL EXCEPTION (ARTICLE V—SECTION D-9,G3C) FOR STREAM ALTERATION AND OR RELOCATION WITHIN A NON-DESIGNATED BROOK, TAX MAP S23, LOT NO. 52, LOCATED AT 19 NH ROUTE 104 IN THE RESIDENTIAL DISTRICT BE GRANTED, AS IT MEETS THE CRITERIA FOR A SPECIAL EXCEPTION, SUBJECT TO ALL STATE APPROVALS. Voted 5-0 in favor.

2896: METROHEALTH FOUNDATION OF NH, INC. (DBA) GOLDEN VIEW HEALTH CARE:

Clark moved, Thorpe seconded, IN CASE #2896, METROHEALTH FOUNDATION OF NH INC. (DBA) GOLDEN VIEW HEALTH CARE, I MOVE THE APPEAL FOR A SPECIAL EXCEPTION (ARTICLE V—SECTION D-9, G1A) TO CONSTRUCT A WETLAND CROSSING FOR PURPOSES OF ACCESS WITHIN A NON-DESIGNATED WETLAND, TAX MAP S23, LOT NO. 52, LOCATED AT 19 NH ROUTE 104 IN THE RESIDENTIAL DISTRICT BE GRANTED, AS IT MEETS THE CRITERIA FOR A SPECIAL EXCEPTION, SUBJECT TO ALL STATE APPROVALS. Voted 5-0 in favor.

Meeting adjourned at 8:10 PM

Respectfully submitted,

Christine Tivnan
Planning/Zoning Clerk

Approved by the Meredith Zoning Board on _____, 2010.

Jack Dever - Chairman