

**DRAFT Peterborough Conservation Commission minutes
September 22, 2022, 5 p.m., Peterborough Town House**

Present: Jo Anne Carr, Matt Lundsted, Bob Strong, Francie Von Mertens, Robert Wood; Tyler Ward, Select Board liaison, Danica Melone, Town Planner, Dick McNamara
For the Stone Barn: Eldon Munson, project developer, Peter LaRoche, project construction, Jeff Kevan, TF Moran, project engineer

Stone Barn Special Exception application

Francie Von Mertens explained that she called this second meeting with a sense that the prior meeting focused primarily on the three wetland crossings, possibly without adequate attention to site constraints (slope and extent of onsite wetlands) relating to stormwater management given the project's introduction of impervious surfaces and site clearing of the sloped easterly area's 25 units.

As the Zoning Board operates with a blank slate other than the application, she said that Conservation Commission comment should be as comprehensive as possible.

She asked if it was premature to be approving a specific plan and density before stormwater management plans were before the zoning board.

Von Mertens asked Town Planner Danica Melone if the Planning Board had the authority to decrease density approved by ZBA variance if the site plan review process found stormwater treatment issues or impacts like traffic suggested less density was appropriate.

Town Planner Melone said that in a situation like this, ideally the zoning board identifies a preliminary density based on the variance application that the planning board agrees with, but a planning board can supersede that density based on information gained through its process.

Jo Anne Carr suggested that the project's stormwater management was the issue rather than number of units.

Project engineer Jeff Kevan confirmed that a series of rain garden/bioretention systems would treat runoff close to the source, and that the state's Alteration of Terrain approval process for the completed plans would take all issues into consideration: proposed impervious surfaces, slope, tree clearing, and wetlands, as would the town's review process.

This would ensure that stormwater is treated onsite, without runoff reaching wetlands.

He said the development of the easterly sloped area and three wetland crossings were essentially the same as what the Planning Board. He added that septic would connect with town instead of onsite, as previously approved.

Jo Anne Carr questioned whether there was enough land area available for rain gardens given the town's 50-foot wetland buffer that is to remain undisturbed. Mr. Kevan confirmed that stormwater treatment also would avoid the buffer as well as the two wellhead protection areas.

Matt Lundsted said that the final project would have to meet AOT's updated standards for peak flow, and if unable to then design modifications would have to be made.

For the commission's comment to the zoning board, Jo Anne Carr recommended that the comment state that the three wetland crossing impacts have been sited to have

de minimus impact to the Wetland Protection Overlay Zone (WPOZ) as town code requires. Regarding stormwater, that comment state that it be engineered to have no impact on the WPOZ and the two wellhead protection areas.

Matt Lundsted seconded the general motion subject to wordsmithing.

After discussion, the following motion was made by Jo Anne Carr and seconded by Matt Lundsted.

Move that any approval by the Zoning Board of Adjustment of the Stone Barn variance application include the condition that the stormwater management system neither encroach on nor impact the town's Wetland Protection Overlay Zone and the two onsite Wellhead Protection Areas.

The motion passed unanimously, with members noting that there were no issues of concern relating to the three proposed wetland crossings to access buildable upland as they were sited to minimize WPOZ impacts, an issue of site plan review by the Planning Board.

/fvm