

Zoning Board of Adjustment Public Meeting
Joint Site Walk Map 202 Lot 045
November 17, 2018 **7:30 AM**

Members Present

Mark Beauregard, Chairman
Tom Lavoie Vice Chair
Alan Schmidt,
Jean Tandy, Alt.

Members Absent

Lloyd Condon
Larry Richardson

Public: Chairman Jeff Taylor, Richmond Conservation Commission, and Secretary Andy Powers, Richmond Conservation Commission.

Vice Tom Lavoie was seated for Chairman Mark Beauregard.

Continuation of Public Hearing called to order @ 7:36 AM.

Jean Tandy seated for Lloyd Condon.

It was noted that Alan Schmidt and Larry Richardson did a site walk on Thursday November 15, 2018 before snow was on the ground. Chairman Mark Beauregard and Lloyd Condon did a site walk with the Richmond Conservation Commission on Thursday November 8, 2018 before snow.

Chairman Beauregard joined the site walk @ 7:40 AM but insisted that Vice Lavoie continue to run the hearing.

Discussion on the results of the soil and water testing: The soil showed a small amount of contamination in comparison to what is allowable by the New Hampshire Environmental Protection Agency. Soil showed 30 ppm and the State Guidelines allow up to 10,000 ppm. The dug well is unusable and the drilled well was tested for drinking water and was noted acceptable standards. It appears the drilled well wasn't tested for Volatile Organic Compounds that would show petroleum contamination, further research will be done on the testing.

The group started on the east side of the garage walking to the back of the garage and noted in the rear of the garage the debris removed from the back of the property that was located on an abutters property line. They noted a debris pile of construction material and a tractor trailer back most likely used for dry storage and piles of cordwood in chunks and log lengths. A group walked into the wetlands to get some idea of how wet it was. Once out on the west side of the wetlands a discussion was started with the setback.

Setback to wetlands in Richmond Zoning Ordinances is 75' the applicant on the average has 85' to the wetland in the back of the garage. The east side of the garage is 19' from the wetland to the carport and the present drilled well is located within that 19'. The west side has 37' to the wetland and appears to be an access road to the back of the building. There isn't much that can be done with the wetland setbacks on the east or west side of the building and it appears that at this time the fill has stabilized and shows no signs of washing into the wetland.

The back of the garage allows for some wetland setback to be instituted. It was suggested that that 37 ½ feet be reverted back to the wetlands and 37 ½ feet be offered for the applicant to use to park cars waiting for service. The measurement would be 37 ½ feet from the back of the garage allowing a little more setback to wetlands.

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

It appears that the present area where the wetland's are filled in has stabilized over the years but none of the members present that day were professional in the wetland field. It was the final consensus that there are two choices to leave the area behind the garage as is since it seems it has stabilized or contact a wetland scientist and ask for a mitigation plan to restore what ever amount of wetland that can be restored. At this point sometimes disturbing the wetland is more hazardous than leaving it. With the removal of the wetland it would assure that the property wasn't used for business purposes. This would be a question to ask a professional how to proceed at this time.

Motion made by Jean Tandy to consult a qualified Wetland Scientist to develop a plan to restore the wetlands or an opinion in regards to the present area and it's stabilization. Seconded by Mark Beauregard. All in favor. None opposed. Motion carries.

Motion made by Alan Schmidt to continue the Public Hearing to the ZBA next meeting on December 12, 2018 @ 7:00 PM located at the Richmond Veteran's Hall.

Meeting continued @ 8:24 AM.

Respectfully Submitted,

Kandace Mattson