

**APPROVED**

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**MINUTES OF THE NEW CASTLE CONSERVATION COMMISSION**  
**Tuesday, January 9<sup>th</sup>, 2024 – 5:00 p.m. (Town Hall)**

**Continuation of 24 Salamander Lane, Tax Map 18, Lot 32. Owner: Eron Jokipii, Ross Conley Builders, LLC. Applicant: Samuel Taylor, Samuel Taylor Builder LLC. Proposed: Add farmer's porch inside tidal setback.**

**Members Present:** Beth Barnhorst; Jim Cerny, Interim Chair; Tom Chamberlin; Tony Coniglio; Jim Rini; Conni White, Consultant.

**Members Absent:** None.

**Others Present:** Pete Steckler, Northeast Conservation Services, LLC; Samuel Taylor, Samuel Taylor Builder LLC; Nancy Vailas.

**1. Call to Order.**

Mr. Cerny, serving as Interim Chair, called the meeting to order at 5:00 p.m.

**2. Approve minutes of the December 5, 2023 meeting.**

Mr. Coniglio made a motion to approve the minutes of the December 5, 2023 meeting as submitted. Ms. Barnhorst seconded. Motion carried unanimously.

**3. Application.**

**A. Continuation of 24 Salamander Lane, Tax Map 18, Lot 32. Owner: Eron Jokipii, Ross Conley Builders, LLC. Applicant: Samuel Taylor, Samuel Taylor Builder LLC. Proposed: Add farmer's porch inside tidal setback.**

The Commission conducted a site walk prior to the meeting. Present at the site walk were Conni White, Beth Barnhorst, Tony Coniglio, Nancy Vailas, and Samuel Taylor of Samuel Taylor Builder LLC. Members viewed the proposed location of the farmer's porch, which would be well within the 50 foot buffer. The porch, including the left and right side staircases, would be eight feet deep and 46 feet 4 inches wide.

At the meeting, Mr. Cerny explained that this will just be a work session since Mr. Taylor does not have the full site plans from the engineer. Ms. Barnhorst stated that the Conservation Commission needs to have color coded, dated plans showing the 50 and 100 foot buffer lines, with all relevant measurements. The Commission would like to see an overlay of the existing versus proposed structure. The plans presented were not complete, which makes it very difficult for the Commission to make a decision.

Ms. Barnhorst suggested that Mr. Taylor come up with buffer plantings of native species that will establish a good root system, rather than having grass going straight into the setback. Mr. Taylor commented that they could do a border with plants, and would like to maintain as much of the lawn as possible. He noted that the applicant does not use fertilizer. Ms. White would like to see a schematic of the landscaping plan. Ms. Barnhorst discussed how the buffer planting zone normally should be about three to six feet wide. Mr. Taylor noted that a fence must be maintained along the sea wall for safety purposes. A small portion of the sea wall along the property's edge got washed away in a flood last spring and was temporarily fixed.

Ms. Barnhorst explained that when the applicant returns with the plans, the Commission will be looking at stormwater management. Mr. Taylor stated that the house has gutters, which the applicant will be keeping. The water currently goes out through a pipe into the sea wall. The basement has consistent problems with flooding, and the house is on ledge so a cistern system cannot be utilized. The house has been under construction for two years now with extensive repairs being made.

Members expressed concern about the farmer's porch being within the 50 foot buffer. Ms. Barnhorst stated that DES and the Conservation Commission do not typically approve any structure within the 50 foot buffer. Mr. Coniglio added that this will be a big ask given the setbacks, but the Commission must have a full set of plans to make a recommendation to the Planning Board and DES. Mr. Taylor pointed out that the Historic District Commission approved the appearance of the porch, but not the structure itself. The house historically had a 12 foot by 6 foot farmer's porch. The proposed porch would extend the gutter out eight feet, and there would be three inches of crushed stone underneath.

Mr. Cerny confirmed that the application for a farmer's porch inside the tidal setback for owner Eron Jokipii, 24 Salamander Lane, Tax Map 18, Lot 32, will be continued to the next Conservation Commission meeting.

#### **4. New Business.**

##### **A. Pete Steckler, Northeast Conservation Services, LLC – Discussion of updating wetland maps.**

Pete Steckler of Northeast Conservation Services, LLC is a certified wetland scientist who does conservation planning for towns and land trusts. He shared that the last survey of the New Castle wetlands was performed in 2005 by Oak Engineering. All applicants abutting wetlands must have a survey done showing the location of the wetlands. Ms. White and Building Inspector Russ Bookholz approached Mr. Steckler to get more information on potentially updating the Town's wetland maps. Mr. Steckler presented various maps showing different types of wetlands and the state of vegetation using LiDAR. These maps can be layered as well with different data sets. Northeast Conservation Services uses sea level rise data based on NH GRANIT and Fish & Game plans.

Mr. Steckler suggested breaking the project into two phases, with the first being to update the wetland maps with boundaries, and the second being to digitize the maps and generate wetland

maps showing sea level rise scenarios that the Town is focused on. Commission members agreed that this is a good idea. Ms. White will talk to Bill Stewart to see what is in the budget. The Commission has about \$10,000 in grant money to use. Some of this money has gone toward the Pit Lane restoration.

Mr. Coniglio introduced Nancy Vailas, who will serve as a new alternate on the Commission.

The next Conservation Commission meeting will be held on Tuesday, February 6, 2024 at 5:00 p.m. at the Town Hall.

## **5. Adjourn.**

Mr. Chamberlin moved to adjourn the meeting. Mr. Rini seconded. The motion carried, unanimously, and the meeting adjourned at 6:09 p.m.

Respectfully Submitted,

Meghan Rumph  
*Secretary*