

ATKINSON PLANNING BOARD
Site Walk – 6 HALL FARM RD (PALMER GAS SITE)
August 1, 2023, 9 am.

Board Members present include: M Turell, P Wainwright, T Stewart, H Rizzo

Members of the Planning Board met with a representative of Palmer Gas and their engineer at the site of a proposed storage facility on Hall Farm Road.

Members walked around the site. It is noted that much of the site was already cleared by the previous owner. The site is adjacent to a prime wetland. Mr Wainwright inquired as to any staking in preparation for grading. The engineer indicated that the site has not been staked. Mr Wainwright presented a plan indicating proposed grading and elevations. The representative explained that Palmer Gas has several storage sites around the county. It is noted that the site appears to have a significant amount of ledge that may have to be altered to make the site usable. Application has been made for an Alteration of Terrain permit.

No motions were made and no decisions made.

Mr Wainwright's note and site plan drawing are attached.

TOWN OF ATKINSON CONSERVATION COMMISSION
19 Academy Avenue
Atkinson, New Hampshire 03811

August 1, 2023

My fellow members of the Planning Board --

Since I will not be able to attend the next Planning Board meeting on August 16, I thought I would document my thoughts from this morning's site walk at 16 Hall Farm Road.

I have two recommendations, which are illustrated by the attached plan files with file names that start with 01 and 02.

The "01" illustration shows the grading plan in red, overlayed on the existing conditions plan in black. It will be noted that the extent of grading goes essentially right up to the town zoning's 150' prime wetland buffer, and essentially up to the property line of the town-owned land to the east (Map 20 Lot 15). While I know that the excavating machinery is guided by GIS technology, I would prefer to also see some witness stakes placed along those boundaries as added assurance that the grading is done correctly.

The "02" illustration shows the Existing Conditions Plan in black, with an area of clear-cutting within the town zoning's 150' buffer of the prime wetland highlighted in yellow. Furthermore, although not shown on the plan, NH DES requires a 100' no-cut buffer around this prime wetland, and the cutting appears to have been done within that area as well. The plan should make it clear that this cutting was done by a prior landowner. To the best of my knowledge, the cutting was done without a variance from the Town's 150' buffer, or a D&F permit from DES for the State's 100' buffer. I am also not aware that an Intent-to-Cut was ever filed with the Selectmen's office. My recommendation on the plan would be to allow this area to "return to nature," and it appears that is already happening.

I hope you find these observations and recommendations helpful.

Sincerely,



Paul Wainwright, Chair
Atkinson Conservation Commission

Copy to:

Steve Keach, Town Engineer



