



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board's Office/ Administration/ Assessing 603-772-7391

Code Enforcement/ Building Inspections/ Planning 603-772-7391

Conservation Commission Meeting Minutes May 28, 2025, 6:30 p.m.

Members present: Bruce Cote, Bob Keating, Brad Jones, Allison Knab, Ryan Olsen, Chris West

Members absent: Dan McAuliffe, Tim Copeland (alternate), Kyle Saltonstall (alternate)

Town staff present: Vanessa Price, Director of Planning and Building

Non-members present: Drew Goddard, Coply Properties; JJ McBride, Emmanuel Engineering

The meeting was called to order at 6:36 p.m.

Gallant Property (80 Winnicutt Road)

Ms. West invited the developers to present the proposed project for this property. The application has been continued with the Planning Board as they await fire, site plan, and engineering reviews. The property is 103-104 acres and being developed as an open space cluster development with 48 single house lots and array houses. There will be six different leach fields. Mr. Goddard noted that through the Fish & Game AOT process they will most likely need turtle fences and ramps – there is the potential for Blanding's turtles on the property. The developer plans to include parking spots for public access and maintain the man-made pond, but said he is not required to install trails and is not definitely planning to do so. They plan to include wetland delineation markers every 75 feet. The houses on the entrance to the property will have a no-cut area on the back side (toward Spring Creek Lane). They have proposed a drip edge on homes to mitigate stormwater run off as well as bioswales along the roads. Mr. Goddard discussed the benefits of his proposed bioswale; this still needs to be considered by the Planning Board and DES. The project currently has more than 5000 square feet of wetland impacts including from roadways, one septic pipe, and a shared driveway. Mr. Goddard clarified that they will not be bringing in backfill.

Ms. Price said she could provide the Commission with feedback from town department heads.

Conservation Commission Comments:

- Mr. Keating expressed concern about the potential for electrical failure causing an overload in the leach fields.
- Members raised the issue of substantial fertilizer run off into the wetlands given the number of houses on the property.
- Ms. Knab expressed concern about the driveway wetland crossing. Could this be a bridge, why is this area being filled and then having two culverts installed?
- Mr. Cote asked who would monitor the property restrictions; would it be like an easement? Mr. Goddard said this would be done through the HOA, the site plan, and deed restrictions.
- Ms. Knab suggested having more frequent wetland signs, especially where they might be out of sight from each other. How will they be installed? How durable will they be?

- Members asked about the possibility of other stormwater mitigation efforts, such as rain gardens.

Minutes:

- Mr. Keating made a motion to approve April 23, 2025, meeting minutes as written. Ms. West seconded the motion. All voted in favor and the motion passed.
- Mr. Keating made a motion to approve March 26, 2025, meeting minutes as written. Mr. Jones seconded the motion. All voted in favor and the motion passed.

Mailbox

- Information about NH turtle rescue.
- SELT native plants.
- Received the annual report for Rockingham Conserved Land.

Town and Other Business

- Discussion on Compost bins and the community garden.
- Update from Seth Hickey, the Parks & Rec Director for the trail advisory group. The discussion was held on the update for design on the kiosks and that the graphics will be printed on cost-effective coroplast material to minimize expenses.
- Vanessa Price, Director of Planning & Building, discussed an easement monitoring program that is hosted by UNH and would forward the information to the board members.
- Discussion about the community garden kickoff event, whereas the garden beds are going to be constructed, and looking for people to donate their time and tools to prepare the gardens.

Next Meeting: The Commission agreed to hold its next meeting on June 28th, 2025.

At 8:15 p.m. Ms. West motioned, Mr. Olsen seconded a motion to adjourn the meeting. All voted in favor.

Respectfully submitted
Allison Knab/Vanessa Price