

**Center Harbor  
Conservation  
Commission**

# Memo

**To:** [planningzoning@centerharbornh.org](mailto:planningzoning@centerharbornh.org) [planningzoning@centerharbornh.gov](mailto:planningzoning@centerharbornh.gov)

**From:** Harry Viens / CH Conservation Commission

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**Date:** 3/21/2024

**Re:** ZBA Application – 199 McCrillis Hill Road – Parcel 222-012-000

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The Center Harbor Conservation Commission met this morning at 9:00 AM to review an application regarding this parcel. We reviewed the application, the accompanying paperwork and topography as shown on the provided site plan. Present were Harry Viens, Don Carey and Mark Hildebrand (by phone).

The critical issue we see is that the proposed addition is virtually 100% within the 50-foot buffer of a non-designated wetland. After much discussion our assessment is as follows:

- A previous design similar in scope was designed and approved prior to the latest water resource ordinance being implemented. Although this design was never implemented it suggests that prior Town Boards saw no or minimal issues with a design of this type.
- As a non-designated wetland, the area “threatened” is low quality wetlands and the impact would primarily be runoff into said wetlands.
- The existing driveway is gravel, which is permeable.
- The use of the proposed addition is benign and would produce no pollution such as chemicals, hydrocarbon materials etc.

We feel this proposal should be permitted with the following conditions:

- A landscape engineer should be employed to recommend and design a plan to mitigate any runoff from the garage. This could be a berm, rain garden, selected plantings, roof gutters, French drain, crushed rock “collar” and/or other appropriate measures.
- The pitch of the garage roof should be shallow enough to slow any runoff.
- If the driveway is extended to the garage, it should be a permeable surface, ideally gravel.
- The existing driveway should remain gravel and not be paved.

Harry Viens

Acting Chair – CH Conservation Commission