

LEE CONSERVATION COMMISSION MINUTES

Site Walk, Tuesday, July 5, 2022

Present: D. Mitchell, landowner, CC members: A. Tappan, D. Genes, D. Sugerman, C. Fisher, and D. Shay

Applicant David Mitchell is requesting a variance to the wet soils zone. The property is located at 85 Stepping Stones Road, Lee NH and the properties are known as Lee Tax Map #12-02-100 and Tax Map #12-02-200

Project Description

An existing single story house with deck, approximately 800 square feet, supported on pilings, is located on a small non-conforming lot (0.28 acres) on the shore of Wheelwright Pond. Over half of the parcel is within the town's 100' Shoreland Conservation District. The existing structure is outside of the town Shoreland Conservation District, but partially within the Wet Soils Conservation Zone buffer. The entire parcel is within the state protected shoreland (250' from water's edge).

The proposed project is to rebuild the structure, a house with deck, on a full foundation on the existing footprint. A cantilevered porch is proposed to be added to the east side. At its closest point the proposed addition is 65' from wet soils.

Also reviewed is an existing shed, is located fully within the 75' buffer of the Wet Soils Conservation Zone. At its closest point the shed is 53' from wet soils.

The lot has frontage on Wheelwright Pond. The entire lot slopes toward the pond. The house is fully outside of the 100' Shoreland Conservation District. The shoreland zone is well vegetated with native plants. A cleared pathway extends through the shoreland zone to a dock at the water's edge. The owner is to be commended for retaining a well vegetated buffer. A natural buffer provides wildlife habitat and helps to maintain the water quality of Wheelwright Pond.

Those present asked questions and viewed the site. A. Tappan will prepare a letter for the ZBA that expresses any concerns of the CC.

Respectfully submitted,

Dawn Genes, Chair