

**Town of Pelham, NH  
Pelham Conservation Commission  
6 Village Green  
Pelham, NH 03076-3723**

**SITEWALK OF 02/03/24**

Members Present:

Paul Gagnon, Karen Mackay  
Ken Stanvick, Dave Abare  
Jessie Vaughan (alt)

Applicant:

Shayne Gendron  
Jim Petersen  
Luke Hurley

Members of the Public:

Michelle Cooke, Linda Irish-Simpson,  
Patti Soonthornprapuet, John Cambell,  
Brett Johnson

**APPROVED 02/14/24**

Members Absent:

Mike Gendreau, Scott Bowdin (alt)  
Kara Kubit (alt), Kelvin Webster  
Al Steward

Map 32 Lots 1-139, 1-140, & 1-142	Spaulding Hill Road – Proposed open space subdivision with WCD impacts – Presentation by Shayne Gendron of Edward N. Herbert Associates, Inc.
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The site walk began at 9:05 a.m. Mr. Gendron showed a proposed plan of the 43 acre site. He reduced the WCD impacts from 33,760 square feet (sf) to 25,390 sf by moving the location of the pump house to the east of the detention pond rather than to the west of the detention pond. This moves the pump house farther from the wells, but will shorten the road to the pump house and will reduce WCD impacts. The pump house will be approximately 28x30 feet in size, be heated, and will require regular access from the community water system company for maintenance. There will be a road to the wells location in case of needed access, but this will be much less frequent access than to the pump house.

There are 3 preexisting wells on the property. Initially, only 2 wells were plotted on the plan, but the applicant investigated further and found an additional well which had been inadvertently buried at some point in the past. They uncovered the well and tested all 3 wells a few days prior to the site visit. The wells together were found to pump 25 gallons per minute. Mr. Gagnon questioned whether this would be enough water for the number of homes given that a single family home requires 4 gallons per minute. Mr. Gendron said this will be a community well system and different regulations are specified. There will be a 15,000 gallon storage tank for water for this subdivision.

Ms. Soonthornprapuet is concerned about having enough water for her home. There have been a lot of issues of wells running dry and lack of water for houses in the area over the past few years. She is concerned that these additional houses may pull water from existing houses. Mr. Petersen said he had the wells tested. As he had one pumped, the others were monitored. There was no pulling of water from the other wells during the test. These wells are within 10-30 feet from each other and there was no impact on the water in the other wells during the test. The wells on the properties on Slavin Drive are 500-1,000 feet from these wells. There will be testing done on those wells. He has never seen wells that far away having any effect on other wells.

About station 950, we crossed a very wet area, with flowing, seeping water. Mr. Gagnon questioned whether this was a wetland. The water was flowing freely and the road was soaked and muddy. Mr. Gendron said this was one of the reasons he asked Mr. Hurley to come to the site walk. He had questioned whether this was a wetland. Mr. Hurley said he came out and tested this area and the area on both sides of this wet area. This is not a wetland. There are no wetland soils. He tested in multiple locations. Members noted the area was saturated and covered with flowing water.

This project is projected to be started next winter if all goes as planned. They need to go through all the procedures in town and also must meet all regulations from the state. These processes take some time.

The project will be before Planning on February 22, 2024. Mr. Gendron will come back to Conservation on our February 14, 2024 meeting.

Motion: (Stanvick/Abare) to adjourn.

Vote: 5-0-0 in favor.

Adjourned at 10:20

Respectfully Submitted,  
Karen Mackay