



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### Conservation Commission Meeting Minutes Thursday May 14, 2015 Community Development Department

Wayne Morris, Chair -Present  
James Finn, Member - Present  
Justin Pare - Present  
Jason Rogers, Alternate- Present  
Lisa Ferrisi- Excused

Chairman Morris began the meeting at 7:30 pm.

Mr. Finn made a motion to accept the Minutes for both April 9<sup>th</sup> and April 23<sup>rd</sup> minutes. Mr. Pare seconded.

Vote 4-0.

#### Discussion

Quote for stream crossing (bridge) and boardwalk across wetlands

Comprehensive Trail Services from Candia, NH 03034 (128 Critchett Rd.) submitted a quote (labelled a Formal Bid) for the stream crossing. The bid was put out to one company.

Foster's Pond Project One: Construct 30 foot bridge, 42 inches wide, with a railing on the downward side of the stream and a 3 1/2 inch curb on the upside stream. Finished width will be 38 inches wide.

Boardwalk will be 60 feet long and 42 inches wide. Finished width will be 37 inches wide with 3 1/2 inch curbs on both sides. Supports will be 6 x 6 cradles at varying heights. Project Cost: \$5248.00

Foster's Pond Project Two: Construct 12 foot bridge, 36 inches wide (no curbs), supports will be 6 x 6. Project Cost: ~~\$624~~374.

Foster's Pond Project Three: Install 12 foot culvert, raise surrounding area to level. Project Cost: ~~\$374~~624.

The owner of the company would like to start at the beginning of June.

Mr. Morris stated that these projects are desperately needed. Anyone who walks the full trail around Foster's Pond is in a difficult situation when they get to a certain point in the trail.

Mr. Finn motion approve the bids for the amount listed. Mr. Pare seconded. All in favor. 4-0.

Dan Rochford addressed the Board. He is part of Troop 263; he is a Life Scout and is in need of an Eagle Scout Project. Mr. Morris mentioned there is a trail that was part of an Earth Day project; the trail is in need of a bridge.

Mr. Morris mentioned a parcel of land near Governor Dinsmore Road that was also close to the rail trail.

Mr. Morris felt as if the bridge was the most appropriate project for Dan. The Board will coordinate to meet Dan at the trail to show him the scope of the project. Mr. Morris and any other available members will meet him at Tuesday 6 pm at the Roulston Road rail trail entrance.

A fully built kiosk project was obtained by Carl Dubay and his clients. That kiosk is at Deer Leap. It would have been a great Eagle Scout Project, hence, the need to mention it at this time. Mr. Morris took this opportunity to thank Mr. Dubay who was in the audience at this time.

### **Subdivision Regulations**

A member or members of the Conservation Commission will be at the public hearing.

### **Master Plan**

The Conservation Commission was approached about revising and updating a chapter of the Master plan. Justin Pare volunteered to be the point person from the Conservation Commission to coordinate with the Planning Board.

### **BOS Land Request**

**Lot 20-D-2000** The Board of Selectmen would like the input of the Conservation Commission about the possible sale of this property. The Lot is on London Bridge Road. The Board discussed the connection between selling this parcel in order to fund Moeckel Pond Dam. Mr. Morris stated that this was a bit premature. The town does own Moeckel Pond. Mr. Finn indicated that it makes it feel that the town is using these properties as a "piggy bank" that can be drawn from to be used as needed. This parcel may be able to be divided into two parcels. Mr. Dave Sullivan (Town Manager) mentioned the proposition of a 501C3, "Friends of Moeckel Pond". The Board discussed the access points to these Gage Lands, which is a separate discussion, yet, it is connected to the potential sale of Conservation Land and the need to preserve both the access to and the lands themselves.

Mr. Finn stated the importance of conservation land means that it should remain as such. The Gage Lands were also part of the discussion. There was a recent swap of land between the high school and the Gage Lands. This came up as part of the discussion because a swap of land does not seem as unseemly as a purchase/sale of town conservation land. Conservation land is preserved to be enjoyed; that is its purpose. Is there a better way to preserve land? What other pieces of land are available? There would be four warrant articles needed: One to take it out of Conservation. One to sell it to who they would like. One to put the money towards Moeckel Pond. One to give the money to Spruce Pond Recreation. The purpose may be wonderful but it does not seem like a legitimate way to conduct business.

Mr. Finn made a motion not to recommend the sale of the property. Seconded by Mr. Pare. Vote 2-2.

The Conservation Commission has no formal opinion.

### **Campbell Farm Subcommittee Update**

Mr. Finn stated that the Subcommittee has allowed a second party to begin their study which will take about 3 months. Recommendations will be available then.

### **Planning Board Meeting - May 6, 2105**

**-Case#2014-33** Design Review - Highclere Open Space Subdivision/WWPD (11-A-1400, 1418),  
New Revised Plans Dated 4/29/15

Carl Dubay addressed the Board with a design review and a verbal review. Mr. Keach confirmed the plans for the project. None of the lots except for the first lot are in WWPD. Mr. Dubay would like to schedule a site walk with the Trail Committee. There was also a site walk with EPA and Gove. Mr. Dubay stated that this was about 80% open space. They are also in the middle of a traffic study and EMS study. The Planning Board may be interested in a second site walk as well.

The trails would be public trails. They want to provide looping opportunities for foot traffic. There is not a lot of wetland in the area. Mr. Morris stated that the Trails Committee would need to be reformed in order to walk the property. Mr. Morris will follow up via email to coordinate a site walk.

Mr. Morris mentioned the 3 sided open bottom culverts. Mr. Dubay mentioned a specific crossing with an oblique angle; his point was the plans attempt to accommodate wetland and wildlife crossings. A bigger "openness ratio" can sometimes be created. Cost can sometimes be minimized on the walls and that will improve the quality of the bottom of the culvert.

Mr. Dubay and Mr. Morris had a discussion regarding the upcoming Planning Board Regulations Meeting and the importance of getting local engineering input.

### **Planning Board Site Walks—Saturday, May 9, 2015**

**-Case#2015-7/Woodside South II (20-D-2300) @ 9:00am**

**-Case#2015-3/Wood Meadow Estates Open States Subdivision (25-R-6000, etc.) @ 10:30am**

## **Planning Board Meeting – May 20, 2015**

**-Case # 2015-3/Wood Meadows Estates Open Space Subdivision (25-R-6000, etc.),**  
New Revised Plans dated 5/1/15

Mr. Morris mentioned station 11-00 and station 11-50 on the map. There was some research by Mr. Gove and his colleagues to figure out if these were connected. There was some scouring. In those areas, cross culverts will be put under the road. The Conservation Commission would like to recommend the subdivision's open space be dedicated Conservation land.

## **Communication**

Society to Protect New Hampshire Forests wrote a letter to the Conservation to discuss the general protection of properties.

South East Land Trust of New Hampshire has a Land Day on June 6<sup>th</sup>. No one was interested.

## **Other News**

Campbell Farm was re-keyed today. Mr. Finn requested a \$676 reimbursement for this process. A motion was made by Mr. Pare to reimburse Mr. Finn the \$676 for the rekeying of Campbell Farm. Seconded Mr. Rodgers. Vote 4-0.

A motion was made to adjourn at 9:00 pm by Mr. Finn. Seconded by Mr. Pare. Vote 4-0.

**Next Meeting: May 28, 2015**