OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission
Thursday June 23, 2016
7:30pm @ Community Development Department
Approved Minutes

Attendance:
Justin Pare, Chairman-present
Lisa Ferrisi, Vice Chair-present
James Finn-present
Brian McFarland, alternate-present
Dave Curto, alternate-present
Wayne Morris- (arrived at 7:45pm)
Pam Skinner-excused
Jason Rodgers, alternate-excused

The meeting began at 7:31pm.

A motion was made by Mr. McFarland to approve the June 9th draft minutes as written and the June 16th minutes as amended. Seconded by Ms. Ferrisi.
Vote 5-0. Motion passes

I-93 mitigation for land transfer discussion

Mr. Mark Warren, Department of Transportation, addressed the Board. Also in attendance was Ms. Wendy Johnson, Manager for the I-93 Project. Mr. Warren reviewed the NHDOT Mitigation Properties. There are 5 total areas in Windham that total 330.53 acres. The purpose of the meeting was so gauge the Conservation Commissions level of interest in managing the properties. Also, what relationship they could afford to engage in, as it is not realistic that the town could buy the properties outright.

The boundary survey will be done this winter. Loaming and seeding will also occur. The southeast properties are large with a lot of wetlands and forested area, 274 acres. Survey will be done here as well.

The State had considered giving some of the lands, the Southeast lands specifically, to NH Fish and Game. NH Fish and Game evaluated a number of these properties for usage and viability. The DOT owns quite a few of these properties along I-93. Mr. Warren would like to honor the offer of first refusal to the Conservation Commission.

Mr. Ferrisi mentioned the Invasive Species that are present on the sides of many of these roads. A steward for the land would become all the more important. The DOT would like fair market value purchase for any of the properties the Conservation Commission might be interested in purchasing. Also, a Conservation easement or restriction might be possible from either party. Hunting is allowed on some Conservation lands in town. Mr. Finn would prefer to see the property under the Conservation Commission protection if possible but he did not think the Commission could afford fair market value at this time.

Mr. Morris mentioned the importance of placing a third party to monitor the property to be sure it is maintained if it is, indeed, placed under a conservation easement.

Ms. Johnson stated that when a property is purchased for a federal highway, the law dictates the fair market value must be paid. Also part of the discussion was whether or not a private owner would be able to purchase the property and determine use. There could be a third party steward to maintain and monitor the property no matter who owns it. Mr. Finn would like to see as many protections in place regardless of who may own the land.

While Mr. Warren was present, the Conservation Commission asked about property near Shadow Lake on Route 111 in Windham. The NHDOT may have lands available in that area. Mr. Warren would have to check with the previous project manager.

The Conservation Commission does not have the money to purchase all three properties outright at this time. However, they would like to see as much protection as possible based on the amount of building in town.

The Chairman opened the discussion up to the public at 8:05pm.

Ms. Betty Dunn asked what NH Fish and Game would do with lands like this if they were able to purchase such properties.

Mr. Warren stated that NH Fish and Game would sometimes like to utilize the properties for certain animal habitats.

The discussion returned to the Route 111 properties; they are connected to the Town Forest through trail networks.

The Board will be in touch with NHDOT as to their intended use of the land.

Wood Meadow Subdivision land donation

Mr. John Cronin addressed the Board. He represents the applicant. There were previously reserved rights for water, utilities, and cisterns. They were taken off of the draft; Grammar was

cleaned up to the satisfaction of Attorney Campbell. Attorney Cronin stated that covenants are generally not put in unless people own the land, Attorney Campbell would like to see rules and regulations around how the land is accessed. The Board is in agreement with the draft presented by Attorney Campbell. The open spaces were vetted by the public. Green is open space land on the map. 95.5 acres is the total. On the smaller parcels, there is connectivity.

The Conservation Commission is interested in owning the land. It would be deeded to the town and then the covenants could then be established to stipulate use of the open space. Consensus from the Board that they would like to own the land, and the covenants can be deferred to the Planning Board.

Campbell Farm Sub Committee update

Ms. Betty Dunn and Ms. Margaret Case were present to represent the Campbell Farm Subcommittee. Mr. Finn is also on the Subcommittee. The Preservation Alliance also needs to be communicated with. Ms. Dunn addressed the Board; The NH Preservation Alliance did do a study to discuss intended use of the farmhouse, exclusive of the use of the land. The Conservation Commission manages the land. The house is managed by the Campbell Farm Subcommittee. A curatorship was discussed as well as the potential sale of the property were discussed as the two best options for the property. It might be best to have a joint meeting between the Boards so that decisions can be made: the Preservation Alliance, the Campbell Farm Subcommittee and the Conservation Commission. This Board is very interested in planning that meeting as soon as possible so the use of the property can be but on the agenda.

The Board discussed dates and time that would work to coordinate the schedule. The Preservation Alliance is a private non-profit association. Ms. Dunn will try to coordinate a meeting on a Tuesday or Thursday with as many members of all three Boards as possible.

Ms. Ferissi will be talking to NH Fish and Game to work on a haying schedule. The hay is not being baled at this time.

Master Plan Natural Resources & Open Space Chapter discussion

Mr. McFarland stated that there are 60 pages to divvy up among the Board members. The goal is for the Board to have this ready to go before the Planning Board in late August.

Mr. McFarland will send his copy with comments to Mr. Guttman and, later, the rest of the Board so they can decide their level of interest in editing sections of the Master Plan chapter.

Conservation property inventory and assessment project

Chairman Pare would like to delay this until later in the summer.

DES Permits & Correspondence
Shoreland Permit Application 19 Gardner Rd lot 17-J-142
Village Center Place wetland impact permit

Luke Hurley addressed the Board from Gove Environmental Services. He reviewed the plan for the Board. The property has been logged. 1,972 sq. ft. are the total number of impacts in the WWPD. The property owners would like to maintain an appropriate slope for the intended usage and connectivity of the land. Mitigation is not needed due to the low square footage. The catch basin/pond will appear as a type of enhanced water feature.

The Board is in support of the plan as presented.

10 Rocky Ridge Rd. Application

No response necessary. The Board has no issues at this time.

Mail

NH Preservation Alliance Newsletter

CIP Communication from the Town

A motion was made by Mr. Finn to adjourn at 9:12pm. Seconded by Ms. Ferrisi. Vote 5-0. Motion passes.