



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission Approved Minutes Thursday September 22, 2016 7:30pm @ Community Development Department

1. Attendance

Chair, Lisa Ferrisi-present

Vice Chair James Finn-present

Dave Curto-present

Pam Skinner-present

Wayne Morris-present

Brian McFarland, alternate-present

2. Meeting Minutes – Review and Approve – September 8, 2016

A motion was made by Vice Chair Finn to approve the meeting minutes for September 8th, 2016 as presented. Seconded by Mr. Morris. Vote 3-0-2. Mr. Curto and Ms. Skinner abstained. Motion passes.

3. Discussion –

Eagle Scout Project letter of support

Henry Monario (sp?) addressed the Board. He is interested in doing an Eagle Scout project. His proposed project does not actually fall on Conservation Land but it is on abutting property. He would like to make an osprey-nesting platform near Moeckel Pond. He submitted his plans to the Board. He also contacted Ms. Diane Fallon who is part of a group known as Friends of Moeckel Pond. Henry stated he has fond memories of playing near the pond and looking at the wildlife as a child and this was part of the motivation for his project. He looks forward to the water and the wildlife returning to Moeckel Pond.

He has selected a tall tree on private property. With the approval of the homeowner and the approval of Ms. Fallon, he will be assisted by Windham Tree Service in his project to top the tree and then install the nesting platform. If the tree is not healthy enough, according to the arborist he has consulted with, he will wait and complete the project in the spring.

The Conservation Commission is happy to endorse this project and write a letter of support.

WEDC Zoning Concept Proposal Presentation

Mr. Oldenburg addressed the Board and reviewed his PowerPoint presentation contained in the public packet. To summarize, the WEDC would like to propose combining three lots that contain 40 acres total. As stated before other Boards in town, he directed the attention of the Board to Lull Farms in Hollis, NH and Shannon Trails in Atkinson, NH as models of what they were looking to do with the property. Mr. Oldenburg stated that the WEDC sees this as a project that will preserve the rural character of the town as a place for passive recreation. The goal of the WEDC is to come before the town with a warrant article in 2018. Mr. Oldenburg stated that with the exception of Lot 300, all other parcels are public property. Mr. Oldenburg has also visited the Board of Selectmen, the Planning Board, and the School Board.

Chair Ferrisi asked if there would be a conflict if all the properties were combined. Mr. Oldenburg stated that there was some flexibility to do different things on the property once merged. Zoning will ultimately determine how things are used. Mr. Morris asked about a bridge across the wetlands and how a 30-foot easement across private property would be needed to help connect the trail network in this area. The Board also discussed what is the highest, best use for the property. Vice Chair Finn stated he would like more data before he is in support of a plan. Mr. Curto does like the equestrian idea as well as the interconnectivity of the trails. The Board also discussed how the wetlands do go all the way to the high school. Campbell Farm was discussed as a source to grow vegetables for the farm stand as a conceptual idea. Mr. Morris also mentioned the idea of manure in a wetland and how that might be managed. Hence, there is more research that needs to be done.

Mr. Morris would like to bring together the following parties to discuss the concept and the Board is in agreement: the Trails Committee, Conservation Commission, and the Planning Board.

Mr. Morris further stated that this is an example of true Community Development; the concept is great and they need to further explore what is possible.

Mr. Tom Case addressed the Board. Mr. Case mentioned a stream on the properties that drain into both Golden Brook and Moeckel Pond; he believes they will need to take a closer look at the wetlands in this area. He also mentioned that this property used to be the old firing range for the police and there may be a lot of old bullets and lead in the ground in the area.

Properties

Mr. Rex Norman addressed the Board. He is here to present properties in town that are currently ready for development. There are 29 building lots with roads in front of them. The Conservation Commission has a revenue stream of approximately \$360,000 a year. Mr. Norman stated that the Board might be looking for properties that are in "current use" and looking to preserve that property here in town. The Board is interested in looking at all potential properties be they in current use or not. The Board will send a formal request to the IT Director to "blow up" a map that had available town lots. The Board discussed how they are trying to strike a balance between

finding land, preserving land and paying for land all in a timely manner. The Conservation Commission discussed how they would like to come up with a bond and pay for it over time as properties become available.

The Board will soon be paid from a grant in the amount of \$147,000 to begin saving some funds. The following properties were also discussed by name or location:

- Beaver Brook near Campbell Farm
- a lot near Johnson's Farm
- Brookdale Avenue near Bayberry (this does not have access in Windham currently)
- Garabedian land that was supposed to be given in a swap, land is located off of Route 28

Campbell Farm Sub Committee

The Board is very happy with the results of the work done on the parking lot at Campbell Farm. The Board is interested in having a split rail fence installed and will work to secure at least three quotes for the fence.

They would like to use split rail fencing and then leave an opening for the beginning of the trails. The Board discussed how they liked the "look" of the Kirby Ivers Forest Design sign; it is green with gold lettering. They discussed several other design options.

The company that had done the haying at Campbell Farm stated that they had mowed many parts of the fields that have not been mowed in years. Additionally, NRC recommended that reseedling occur for a better crop next year.

DOT Property

The Board discussed lands that the DOT may be interested in giving or selling land to the Conservation Commission. In previous discussions, it was also discussed that some properties may be offered to Fish and Game. The Board discussed a 30-acre barrow that was formerly the 93 on ramp.

Misc.

Mr. Curto submitted an estimate he had obtained for Campbell Farm.

Mr. McFarland reviewed the last meeting of the Forestry Committee; this committee will seek to put together a warrant article for funds to be released for construction. They also are in the process of reviewing their by-laws.

A motion was made by Mr. Morris to adjourn at 8:54pm. Seconded by Vice Chair Finn. Vote 5-0. Motion passes.

Respectfully submitted by Anitra Brodeur