



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### Conservation Commission

#### Draft Minutes

January 27, 2022

7:00 pm @ Community Development Department

#### Attendance:

**Chairman Dave Curto-present**

**Vice Chair Wayne Morris- present**

**Kara Feldberg, Secretary- excused**

**Lisa Ferrisi- present**

**Pam Skinner- present**

**Brian McFarland- excused**

#### Miscellaneous items:

- Windham Walkers night hike request

Ms. Shannon Ulery addressed the Board. Ms. Ulery stated that her understanding is that the rule on the by-laws around parking and use of the parking lots are that they can be used from dawn until dusk. Ms. Ulery and other members of the Windham Walkers stated that they would like to use these properties legally. Ms. Ulery stated that it affects them the most in the winter and the Windham Walkers will not be as impacted during the summer months. Chairman Curto stated that he might suggest notifying police and/or fire to let them know individuals will be out there and indicate where they are parked.

**A motion was made by Ms. Skinner to allow the Windham Walkers to utilize the conservation trails after hours. Seconded by Ms. Ferrisi. Vote 4-0. Motion passes.**

Ms. Ulery stated that the Windham Walkers do have a Facebook page if people would like to join and sign up. Chairman Curto stated that there was a trail groomer that was recently purchased to be used on the trails behind Clyde Pond and the high school.

- SELT Invoice and Reports

Chairman Curto discussed the reports with the Board. The total for the entire project was \$1,575. Chairman Curto stated that they covered all of the properties that require monitoring. The Board discussed that this was more than sufficient.

A motion was made by Vice Chair Morris to expend up to \$1,575 to South East land trust for the land monitoring. Seconded by Ms. Skinner. Vote 4-0. Motion passes.

- Daniel Spalinger, Donation, clean up, campfire, Mammoth Rd., Conservation area

Mr. Daniel Spalinger addressed the Board. Ms. Spalinger stated that there were approximately 33 acres in this area. Ms. Spalinger would like permission to have a one-time community campfire on the frozen ice; they would not be using any fire accelerants for the fire and they would clean up any remaining debris. Mr. Spalinger stated that he has communicated with other abutting landowners in the area. Mr. Spalinger has also communicated with the Fire Department. Mr. Spalinger stated that they will be using glow sticks to indicate the path out to the ice. Mr. Spalinger stated that there is an unmarked access point between 9 and 11 Glance Road but there is no indication of that on the properties. There appears to be some traffic of recreational vehicles in the area so the trails are getting some use. Mr. Spalinger also indicated that there is some old debris in the area that appears to be from homes. Mr. Spalinger and the Board discussed conservation land in the area and which lots were still town owned. The board and Mr. Spalinger discussed access to properties. Mr. Spalinger offered to fund the survey of the area; the Board stated that this was a generous offer that they would consider. Mr. Spalinger stated that the area is fairly remote.

**A motion was made by Vice Chair Morris to allow an outdoor fire on the ice on February 5<sup>th</sup> and to allow the mapping of the trails on the conservation lands off Mammoth Road with access from Glance Road and to allow trash pick-up in the area. Seconded by Ms. Skinner. Vote 4-0. Motion passes.**

**Fosters Pond/ Greenway Updates:**

- Eagle Scout proposal, troop 266 -Brendan Ashworth

Brendan Ashworth for Troop 266 addressed the Board. Brendan stated that his project would be to put in a new trail head at Fosters Pond. Brendan would like to have a kiosk area at the entrance for a map and announcements. Brendan is looking for permission to see how far down he is allowed to install cement; the Board agreed this would be 4 feet down (below the frost line). Brendan also asked for permission to take out the old sign in the area. The Board and Brendan also discussed some design ideas for the sign. The Board is in support of Brendan starting to develop a plan for the project.

Miscellaneous

Chairman Curto stated that Mr. Karl Dubay approached the Board to let them know of a project on Route 28 would have approximately 65 acres of the project held in conservation. The Board would see the plan again. The Board viewed this property on the GIS map later on in the meeting and discussed connectivity to other properties.

Chairman Curto also mentioned the upcoming Deliberative session on Saturday, February 12<sup>th</sup>.

**Meeting Minutes Review and Approve – [1/13/2022](#)**

**A motion was made by Vice Chair Morris to approve the minutes of January 23th, 2022 as presented. Seconded by Ms. Ferrisi. Vote 3-0-1. Ms. Skinner abstained.**

**ZBA: N/A**

**PB:**

**Case 2022-02 – 1 Sharma Way (aka 55 Range Road) (Parcel 18-L-300); Minor Final Subdivision and WPOD Land Development Application; Zone – Professional, Business, and Technology District, Residence A, and WPOD**

The Applicant, Karl Dubay, The Dubay Group Inc., representing Angle Pond Realty Trust, Inc seeks a Minor Final Subdivision and Watershed Protection Overlay District (WPOD) Land Development Application to subdivide parcel 18-L-300 to create one buildable lot for the proposed medical office building on the portion of Gateway Park known as Pad B.

The Board has seen this plan previously and they did not comment.

**Intent to cut Applications: N/A**

**DES Permits & Correspondence:**

4 Cole Rd

Chairman Curto read from the DES Correspondence. The Board viewed the property on the GIS map. DES is requesting that the current work stop and erosion controls be put in place with specific deadlines. DES also requested documentation of the current wetlands on the property and that this information be certified by a wetland scientist.

24 First St

Chairman Curto read from a letter issued from DES that stated that this file had been closed and no further action would be necessary.

38 Woodvue Road (not on the agenda)

Chairman Curto read from a letter issued from DES which indicated there had been a discharge of water into Canobie Lake without permission. The Board discussed that this was likely storm water run-off.

The Board discussed the potential changes in the by-laws and the Board will likely have another short workshop and then coordinate with staff to host a public meeting for any potential changes.

**A motion was made by Vice Chair Morris to adjourn at 8pm. Seconded by Ms. Ferrisi.  
Vote 4-0. Motion passes.**

Respectfully submitted by Anitra Lincicum

Draft