

# Weare Conservation Commission

## Final Minutes

### February 11, 2004

In attendance were: Tom Carr, Andy Fulton, Pat Myers, Ellen Dokton, and John Ciampi.

Guests included: Margaret Watkins, executive director of the PWA; Bob Baskerville, developer; Jonathan Dorvst and Judith Lamont, local property owners.

Meeting commenced @ 7:05 P.M.

1). **Minutes of January 14, 2004** - Ellen read the minutes of last months meeting. Proposed changes include: change the spelling of *Meyers* to its correct form of *Myers*. There are 6 of these errors that need correction in this document; in #2, section b, first line, *Abijah Bridge update* shall be changed to the more favorable location in section c, titled *Background on Horace Lake Marsh*; in #2, section c, fourth line up from the bottom, the wording "*the WCC put in \$20,000....*" shall be reconstructed to read "*the WCC put in up to \$20,000....*"; the "*the*" in #2, first line, shall be struck; the numbering of the minutes topics shall be adjusted to reflect a sequential order; in #2, titled Holly Hill, first line, the wording *Holly Hill* shall be changed to *Rolling Hills Conservation easement*; and in the same line, "*....Rolling Hills Property*" shall be changed to read "*....Rolling Hills Property in the easeme nt verbiage*"; in #3, section e, 4<sup>th</sup> line from the bottom, the wording "*....\$1200 was added to the WCC budget*" shall be changed to read "*....charged against the WCC budget*"; and also in #3, section e, 3<sup>rd</sup> line up from the bottom, the wording "*....this money will be going back to the General Fund*" shall be changed to read "*....this money will be reimbursed from the Conservation Fund*"; in # 4, 3<sup>rd</sup> line up, correct the spelling of "*check*", in #4, 4<sup>th</sup> line up from the bottom of the paragraph, correct the spelling of "*Christianson*", to "*Christensen*";, in #3, section e, 4<sup>th</sup> line from the bottom, the wording "*....\$1200 was added to the WCC budget*", shall be changed to "*....\$1200 was charged against the WCC budget*"; in #4, 3<sup>rd</sup> line up from the end of the paragraph, the section starting with the wording "*Andy Fulton moved to authorize....*" shall have its own topic number; and finally, in #5, section a, 3<sup>rd</sup> line from the top, "*Betsy Shaw*" shall be changed to read "*Betty Straw*".

- 2). **Brook Shire Development** - tax map 412, lot 197 and 147, presented his development plans for a standard wetlands application of 2887 sq. ft. Mr. Baskerville gave a presentation of his recently revised plans to the WCC, reducing his total lots from 30 to 29 after some reconfiguring by wetland scientist Peter Schauer, in order to reduce wetland impact. Mr. Baskerville pointed out a discrepancy between actual wetland impact and plan

demarcation and concurred that this discrepancy would ultimately increase his sq. ft. impact of the wetland. Tom Carr recommended that he send a letter to DES explaining the discrepancy. This plan is slated for a public hearing tomorrow. This plan has been cleared by the Subsurface Bureau, the DOT for the driveway, and Site Specific has not responded as yet; however, Mr. Baskerville has no need for concern since he has no knowledge of any discrepancies along these lines. Mr. Baskerville's original plan for the open space would be collectively owned by the home owners, each having 1/29<sup>th</sup> interest with full conservation easement rights. Discussion ensued on the best manner of dealing with this issue, and Tom Carr and Mr. Baskerville concurred it's best to deed it to the town. Tom will draft a letter to DES stating the WCC 's recommendation for approval of this application. Some general discourse ensued on building a short span to cross a small wet area on the conservation portion of the property. Pat Myers brought up some concerns about upkeep and possible liability.

3). **Jonathon Dowst and Judith Lamont** - local property owners, had sent a letter to Pat Myers notifying her of a proposal to construct a 100 unit mobile park on land abutting Forest Rd. and Helen Dearborn Rd. This proposal would break up a large undeveloped tract of land in jurisdictional domain of the PWA because of the drainage from the several wetlands in the area. Access to the park would be from Forest Rd. which is off Rt. 77. Because the property in question involves the PWA, they are willing to be involved in this issue. Margaret Watkins, executive director of the PWA presented to the WCC a co-occurrence model map which indicates that this property is heavy in wildlife activity, and the WCC is being asked to play a role in helping to preserve the natural qualities of this property. Tom asked Margaret to keep the WCC informed of any new developments in this matter.

#### 4). **Planning Board Issues:**

- Brookshire LLC - cluster development. Pat Myers has concerns pertaining to the connecting road between the Baskerville property and the Durgin property. Pat stated that she's not sure if this is what the Planning Board wants, and wildlife in general would benefit if the properties in question were not connected. The issue here is if a connection is really needed. The suggestion that will be made to Planning is if this area can be made into a greenway between the two properties.
- Patricia Remillard Living Trust - subdivision on Barnard Hill Rd. map 409, lot 187. Purpose here is to subdivide map 409, lot 187 into three lots. The comment to the PB is to determine if the road serving this property is designated class 6, which would prevent this lot from being subdivided.
- Mt. William, Inc. - a subdivision on River Rd., map 409, lot 4. Purpose of this plan is to subdivide this property into two lots. No comments to Planning.
- Michael and Tami Pelletier - LLA, on Woodbury and Concord Stage Rd., map 201, lot 43 & 43.1. No comments to Planning.

- Ronald Rivard and Jeffrey Brower - LLA and subdivision on Peeslee and River Rds., map 405, lot 45 & 47.7. No wetlands are indicated on this plan; however, no tests are shown either.

#### 5). **Wetland Bureau Actions:**

- Brookshire LLC - DES file # 00133, application received complete.
  - Gary Fitzgerald - map 110, lot 77 on Daniels Lake. Tom read a letter of deficiency by Collins Adams of DES which introduced violations of the Shoreline Protection Act, Site Specific, and possible wetland violations.

Rolling Hills Trust - Colby Rd., DES file # 02555. Peter Schauer is the wetland scientist for this project. There was no wetland scientist stamp provided on the plan, but otherwise, only minor technical discrepancies were noticed.

#### 6). **Other Items -**

- \* Education Plan - to control growth in Weare, and proposed by Ellen, was briefly discussed this evening. Tom Carr suggested to the members that they think about elementary level ideas for educational purposes so that a workable product can be installed by fall of '04.
- \* Digital Camera - Tom suggested that the Commission purchase a new camera, and then be reimbursed with the grant money set aside for this purpose. John has volunteered to act as fact-finder, seeking information on price, pixels, type of storage and capacity.
- \* Wood Property Update - Ms. Wood spoke with her attorney about the sales agreement. Ms. Wood is deeding a snowmobile trail on the property to the Weare Winter Wanderers and hopefully it will be delineated on future maps. Also, the Wood's are reserving an access path to Rt. 114. At this time its future use is not known. The WCC still needs to prepare a check for \$5000. as security, and it will go into an escrow account with the town or Ms. Wood's attorney. The WCC as a group needs to review the final sales and purchase agreement. April 15<sup>th</sup> is the actual closing and a selectman must be in attendance for this finality. An old trailer on the property is waiting to be removed.
- \* Craney Hill/ Tobey Hill Land swap - has been finalized. Pat wants to be certain that the land will be maintained as conservation property.
- \* Gettings Rd. Property - John Ciampi gave a brief history on this piece of property. Pat pointed out to the Commission that it was her understanding the State has plans to clean up this property and then release it to the town.

7). **Adjournment** - Pat Myers made motion to adjourn and 2<sup>nd</sup> by John Ciampi. With no further business to conduct, the meeting adjourned @ 10:14 PM.

Respectfully submitted,

John Ciampi

cc: BOS  
town clerk  
WCC files