



Town of Weare
Conservation Commission
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Conservation Commission
Andy Fulton, Chairman
Andrea Alderman, Vice Chair
Tom Carr, Secretary
Stephen Najjar
John Ciampi
Patricia Myers
George Malette
Paul Kosciuszek, Alternate

CONSERVATION COMMISSION
MINUTES
MAY 9, 2007
(Approved as written 7/11/07)

PRESENT: Andy Fulton, Chairman; Andrea Alderman, Vice Chairman; John Ciampi; George Malette; Pat Myers; Steve Najjar; Tom Carr

GUESTS: Stephen Walker, OEP/LCIP; Robert Todd, LLS

I. CALL TO ORDER:

Chairman Andy Fulton called this meeting to order at 7:10 PM at the Weare Town Office Building.

II. PLANNING BOARD ITEMS:

FRED & LINDA KNIGHT – SUBDIVISION, NICHOLS ROAD & EAST SHORE DRIVE, #404-130: Robert Todd, LLS was present. Mr. Todd explained that the Knight's built an extremely long driveway off of East Shore Drive to build a house. They have three wells. They are used for water and geothermal. His job has changed and has been relocated to South Carolina. He is forced to sell the home he built in 2000 but he would like to keep some property in hopes of possibly coming back to Weare in the future. Mr. Todd stated that they did have to get State subdivision approval because of the shoreline protection act, which they did get. Mr. Todd explained that at the Planning Board meeting there was an abutter that expressed a concern regarding any possible runoff that might occur from building a new house. To address that comment Mr. Todd has added a note to the plan that indicates any building on the remainder lot would require a trip back to the Planning Board for their approval. WCC recommends that the 25 foot wetlands non-disturb buffer be shown on the plan, that the final plan be stamped by the wetlands delineator, and that the 75 ft. septic setback from the wetlands be shown on the plan. The WCC understands that any future building on the new lot would be proximal to Nichols Rd.

HIGH ROCK DEVELOPMENT, LLC – OPEN SPACE EASEMENT DISCUSSION: The WCC has been waiting for the applicant or their representative to return to the Commission to try to come to finalize the open space easement deed. The applicant has not been before the WCC for some time. The WCC portion of the site plan review is incomplete.

JIM & DIANA SPRING – LOT LINE ADJUSTMENT, HELEN DEARBORN ROAD, #411-315, 411-316 & 411-317.1: The WCC reviewed this plan and recommends that 25 ft. wetlands buffer and 75 ft. septic setback from wetlands be shown on the plan.

274 CLOUGH PARK ROAD – LOT LINE ADJUSTMENT & SUBDIVISION, CLOUGH PARK ROAD, #409-102, 409-104 & 409-105: The WCC reviewed this plan and has no comments on the proposal at this time.

III. MEETING W/STEVE WALKER (OEP/LCIP):

Steve Walker from the Office of Energy & Planning was present. They have a program called the Conservation Land Stewardship Program. They used to be called the Land Conservation Investment Program, however they taken 50,000 acres (300 properties) now they have grown to 380 properties (approximately 100,000+ acres) by taken on contracts to do non LCIP land. This is more of an update rather than answering questions. About three years they try to get around and meet with Conservation Commissions. Every five years they get around and check every property. Statutorily they have to get around every ten but they do it every 4, 5 or 6 because a lot can happen in 10 years. Today is the three year visit. What they have started doing for all Towns if they would like is to prepare a set of baseline files. Mr. Walker handed around a binder as an example of the file system. They are called field, file and office file. They are set up by color, different color for each category. They use GRANIT as a system and they also use GPS.

IV. MINUTES:

APRIL 11, 2007 MINUTES: Steve Najjar moved to approve the April 11, 2007 minutes as amended, John Ciampi seconded the motion. Vote: all in favor.

V. WETLANDS BUREAU ITEMS:

DES WETLANDS BUREAU FILE #2007-00869 – HOWARD WESTON: The WCC received a copy of a letter to Howard Weston acknowledging receipt of the timber harvest activities having minimum wetlands impact on lot 402-049.

DES WETLANDS BUREAU FILE #2007-00804 – DANIELS LAKE DEVELOPMENT: The WCC received a copy of a letter to Daniels Lake Development acknowledging receipt of the timber harvest activities having minimum wetlands impact on lot #411-191.

DES WETLANDS BUREAU FILE #2007-0211– WILLIAM BOISVERT: The WCC received a copy of a letter to William Boisvert requesting more information regarding the application received for River Road, lots #406-51.6 & 406-51.7.

BUCKLEY ROAD/SHADY HILL ROAD/SWAMSCOTT BOG – POTENTIAL WETLANDS VIOLATION: This was brought to the WCC's attention as a possible violation. Chairman Fulton will contact Chris Hague about the WCC's discussion.

APPLICATION AND ENFORCEMENT OF WETLANDS BUFFER CODE: The WCC wanted to have a meeting with Chip Meany, Code Enforcement Officer and the Planning Board to discuss how to implement this new zoning ordinance.

VI. OTHER ITEMS:

CONSERVATION FUND EXPENDITURE: Steve Najjar made a motion to expend up to \$1,000 for the escrow account and \$1,500 for legal costs for the Hall property purchase; up to \$1,500 for the appraisal of the Bailey property; and up to \$1,000 for the appraisal on the Pinard property, Andrea Alderman seconded the motion, all in favor.

UPPER CRANEY HILL ROAD POST – FORESTRY GULLYING/EROSION ISSUES: This parcel is a 90 acre parcel that was forested and then resold. With the tremendous amount of rain has caused some problems. The WCC felt this could be considered an illegal fill. The WCC will report this to John Dodge or Bill Bilodeau on the forestry end and also report to NHDES to Vanessa Burns.

NRI UPDATE: George Malette made a motion to make a commitment to expend \$25,000 from conservation funds for NRI work and related equipment before committing to other uses of the conservation fund monies, Andrea Alderman seconded the motion. Vote: 2 in favor (Malette, Alderman) and 5 opposed (Myers, Ciampi, Fulton, Najjar, Car), motion fails.

WCC RE-APPOINTMENTS: The Board of Selectmen re-appointed Pat Myers, Andrea Alderman and Steve Najjar to the WCC for another three years.

WOSC UPDATE – OLIPHANT, ETC.: The closing is set up for Monday, June 11, 2007 at 9 AM at the Weare Town Office.

CONTRACT FORESTER RETENTION STATUS: Steve Najjar made a motion to spend up to \$250 to run the ad for an RFP for a licensed forester; Tom Carr seconded the motion, all in favor.

PSNH PRESENTATION SCHEDULED FOR JUNE 13 MEETING: PSNH is scheduled for a presentation to the board at the June 13, 2007 meeting.

MAY 2007 CALENDAR OF OTHER BOARDS/COMMISSION MEETINGS: This is the monthly calendar of meetings for all the boards/commissions for the month of May.

GLENN DUBOIS – THANK YOU LETTER FOR ALLOWING HIM TO TRAP: The WCC received a thank you letter for allowing him to trap on the former Wood property.

CONSERVATION COMMISSION BUDGET PRINTOUT FROM FINANCE DEPARTMENT (TINA): This is a monthly budget printout from the Finance Department to show the WCC where they stand in expenses for the month as well as the year.

SNHPC – 2007 COMMUNITY CONSERVATION WORKSHOP SERIES: Southern NH Planning Commission is informing the WCC of the 2007 Community Conservation Workshop series.

UNH – REGARDING PARTICIPATION IN NH STATEWIDE COMPREHENSIVE OUTDOOR RECREATION PLAN: UNH is requesting the Conservation Commissions participation in the outdoor recreation plan. Andrea Alderman offered to go on-line and answer the questionnaire.

PRLAC – APRIL MEETING AGENDA & MARCH MINUTES: This is information shared between the PRLAC and the WCC.

HCDD – PANEL DISCUSSION “EVERYTHING YOU NEED TO KNOW ABOUT PRESERVING YOUR LAND”: This is information for the WCC about a panel discussion.

LGC SEMINAR – “OBTAINING COMMUNITY ACCEPTANCE OF YOUR BUILDING PROGRAM”: This is information from the local government center offering a seminar.

NHDES – NEWSLETTER “THE SOURCE”: This is a newsletter provided from NH Department of Environmental Services as a source of information for the WCC.

VII. ADJOURNMENT:

As there was no further business to come before the board, George Malette moved to adjourn at 10:52 PM, Pat Myers seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Transcribed from tapes