

Weare Conservation Commission
Minutes
December 12, 2007
FINAL

Andy Fulton called the meeting to order at 7:13 pm

Members in attendance were Andy Fulton, Andrea Alderman, Steve Najjar, John Ciampi, Pat Myers, and George Malette. Guests in attendance were Aaron Wechsler, Ian McSweeney, and Art Siciliano.

Michael Palmer minimum impact expedited application – Mt. William Pond – Aaron Wechsler attended the meeting to present the application. Much discussion followed the presentation and WCC concerns regarding the application are as follows: 1. the beach is within the wetlands buffer and a variance is required. 2. does this fall under the shoreland protection act for undisturbed shoreland? 3. wood with a lifespan of 10-20 years was presented as the building material of choice for the applicant. The commission would like to see a more permanent material such as concrete or plastic false wood. A longer-lived material will ensure that the terms of the application are upheld into the future without requiring further work in 10-20 years and a possible violation when the wood begins to break down. 4. If wood is used, the commission wants to ensure that pressure treated wood is not used.

PSNH Mountain Road November 18, 2007 Letter of Deficiency and PSNH Wetlands and Non-Site Specific Permit 2007-02179 – Ian McSweeney of the Russell Foundation participated in the discussion. Regarding permit number 2007-02179, this is a letter of approval on the application for pole work. Regarding the Letter of Deficiency, this outlines the areas of concern that came out of the site walk in November. However, Ian reported that there is at least one area of concern agreed upon by all parties at the site walk but not mentioned in the letter. At the intersection of Mountain Rd and Page Rd hay bales and gravel were added. These need to be removed or otherwise addressed. In addition to this specific area, Ian expressed the concern that PSNH is focused on the wetlands violations and the larger issue of the condition of Mountain Rd may be glazed over or forgotten. Andy offered that he will contact PSNH regarding the intersection of Mountain Rd and Page Rd to make sure this is included in the Letter of Deficiency. Ian would like to see PSNH compile their list of items that came out of the site walk, as they said they would do at the time so the three groups (PSNH, WCC, and the Russell Foundation) can agree upon the action items and a timeline for completion. Ian offered that he would send a list of items to Andy to reemphasize to PSNH and he would request their response to the Letter of Deficiency. Andy reported that the discussion regarding the potential conversion of Mountain Rd from a class 6 road to a class A trail may not be far enough along to allow for a warrant article this March.

High Rock Development – Art Siciliano – Changes to the plan from the last presentation are the subtraction of the developed areas (the detention pond, and cistern) from the open space area and the addition of a 50' strip of open space land to the east of the house lots. The WCC would like to see the 50' strip removed to allow for a more contiguous open space area and fewer abutters to the open space. The ROW to lots 104 and 106 needs to be monumented and subtracted from the open space. The ROW to the dam needs to be monumented. An agreement on the frontage to Daniels Lake has not been worked out and is still in deliberation with lawyers. When an agreement has been reached, the WCC can move forward on language for the open space deed.

November 14, 2007 minutes – George made motion to accept the November minutes as amended. Pat 2nd. The vote passed with all in favor with one abstention (Steve).

DES Wetlands Bureau 2206-02966 – John and Tammie Nelson – This is a request for more information.

Colby Rd Wetlands and Non-Site Specific Permit 2007-01347 – The applicant needs to be informed of the wetlands buffer ordinance. Steve offered to contact Chris Danforth and Chip Meaney.

December 5, 2007 NHDES denial of after the fact dock application – Lake Horace, Benson

Steve made motion to authorize expenditure up to \$108.74 from the unrestricted grant fund for Chip Meaney's travel expenses to the wetlands course. John 2nd and the motion carried.

Warrant Articles – Steve presented 5 warrant articles for the WCC to forward to the BOS. He will be meeting with the selectmen on Monday, Dec 17. In summary, the WCC is asking the town: 1. if two town owned parcels adjacent to Perkins Pond should become Conservation Land, 2. for \$200,000 toward the purchase of conservation easements in the Melvin Valley Area, 3. if four town owned parcels adjacent to Ferrin Pond should become Conservation Land, 4. if twelve town owned parcels adjacent to or near Ferrin Pond should become Conservation Land, 4. if two adjoining town owned parcels previously donated by Mr. Gordon Russell adjacent to Ferrin pond should become Conservation Land. *Steve made motion to forward the 5 articles to the BOS. Andrea 2nd and the motion carried.*

Steve made motion to expend \$1,000.00 out of the Conservation Fund for GIS work in addition to Meadowsend Forestry Contract. George 2nd and the motion carried. John was not present for the vote.

NRI - Andrea reported on a recent development in the contract with K&I Associates. The conversion of CAD based tax maps to GIS format turns out to be a larger job than the RFP indicated to them, given the fact that our project requires a unique identifier with each parcel. As this may have been unclear to the contractors, Andrea initiated a conversation with Cartographic Associates, who specialize in that work. Weare's contact there, Tim Fountain indicated that he was not surprised a contractor would be unclear as to the scope of that project without having seen the data. K&I Associates assured Andrea that they were willing and able to do the work, but it would cost more than the initial estimate. In addition, Cartographics can supply yearly updates to the town for a minimal cost but K&I Associates could only supply a one-year snapshot. If the town wanted updates in the future, Cartographics or another contractor would need to be hired and the cost would not be that of an update but a full project. *Steve made motion to hire Cartographic Associates for up to \$6,000.00 for the upgrade of CAD based tax maps to ARC/GIS. George 2nd and the motion carried.*

The meeting adjourned at 10:45.

Respectfully submitted,

Andrea Alderman