

**Weare Conservation Commission**  
**Minutes**  
**November 14, 2007**

Andy Fulton called the meeting to order at 7:03 pm

Members in attendance were Andy Fulton, Andrea Alderman, Tom Carr, John Ciampi, Pat Myers, and George Malette. Guests in attendance were Chris Kane, Peter Ingraham, Jan Snyder, Mike Dahlberg, Chuck Bolton and Ian McSweeney.

Natural Resource Inventory (NRI) – Chris Kane and Peter Ingraham of K&I Associates visited the meeting to discuss timeline and scope of work of the NRI. CKA will begin work on the following maps to be completed by the end of winter: Base Map, Wildlife, Unfragmented Lands, Water, Soils, Tax overlay, and Zoning overlay. They will also supply a large format paper map so we can begin compiling information on historical and scenic resources. The second phase of maps to be completed by June will include Historic and Cultural Resources, Scenic Resources, and the Co-occurrence model. The NRI draft will be supplied by early fall and the final plan will be completed by December 2008. Ian McSweeney spoke up as the Weare representative to the SNHRPC stating that he could provide contact information to track down the zoning map.

Clinton Grove – Jan Snyder attended the meeting to inform us of the changes of the septic system location in the Clinton Grove subdivision proposal in light of the fact that it is up for discussion at the November 15 planning board meeting. George stated that the planning board does not generally like to move forward without input from the WCC and Andy suggested that an email be sent to Paul Morin stating that we'd like to see the changes before any decisions are made.

Beverly Townes 403/19 – Mike Dahlberg represented B. Townes regarding the cluster subdivision of her property into 4 house lots for her grandchildren to include a 13 acre open space lot. The 13 acres is contiguous with the Meadowsend land to the north and the deed restricted land to the south. A discussion of the mechanism of protection for the 13 acres ensued. Given the regulation requiring a conservation easement on cluster developments, the group agreed that the town will hold the easement on the land provided that a right of way for foot traffic is available to monitor the easement. As a result of the discussion, the possibility of changing the wording of the cluster regulations to allow for deed restrictions as the mechanism for protection of open space land in cluster subdivisions was introduced.

Weare Agricultural Committee (WAC) – Ian McSweeney and Chuck Bolton attended the meeting to inform the WCC of the recent work of the WAC, which is a sub-committee of the Planning Board. The WAC is proposing 3 warrant articles and looking to the WCC for support and input into the wording of the third article. The gist of the 3 articles is as follows: 1. confirm the right to farm, 2. create an agricultural commission, 3. change the

wording of the cluster regulation to increase the priority of farmland soil preservation in cluster developments. Concern regarding competing conservation values (i.e. rare and endangered species vs. farmland soils) was aired in the discussion. Chuck and Ian informed the group that the WAC is attempting to raise awareness for the need for protecting farmland soils and allowing for agricultural use of those soils in open space land on cluster developments. They agreed that the priority of competing values needs to be determined on a case-by-case basis. George stated that the inclusion of the words “to the greatest extent practicable” allows for flexibility in determining the layout of cluster developments. After much discussion of the wording, members agreed to forward proposed changes to Chuck.

Mountain Road – Andy stated that he has been researching how to manage the road so that the conservation value of the surrounding land is considered into the future. The idea of reclassifying the road to Class A or Class B trail per RSA 231-A was introduced. Tom informed the group that he has installed signs and flagging to discourage ATV traffic on the road. After 1 week, the signs are still there. Tom also stated that he is not in favor of locking the road given the fact that responsible use of the road is not at issue. In his opinion, education and enforcement are the best way to protect the land and still allow for responsible use of the road. Ian introduced the idea of gating the road, but not locking the gate, and installing signage with restrictions. He stated that this would send the message that the road is closed, educate users, and allow for enforcement and repercussions for irresponsible use of the road. The group liked the idea. Tom put forward a motion to *“install a lockable gate with appropriate signage at both ends of Mountain Rd. in Weare (or Deering) and one at Kingsbury Hill Rd. at the Francestown town line. Change the classification of Mountain Rd. to a Class A trail with covenants and restrictions as recommended by the Weare Conservation Commission per RSA 231-A.”* The motion was seconded by John and passed unanimously. Tom also made a motion to *“reimburse Tom for \$97.50 for ‘No ATV’ signs he purchased from Voss signs. The motion was seconded by George and passed unanimously.* This motion was then withdrawn by Tom in order to amend it as follows: *“reimburse Tom from the Conservation Commission Unrestricted Grant Fund for \$97.50 for ‘No ATV signs he purchased from Voss signs. The motion was seconded by George and passed unanimously.*

Minutes of October 10, 2007 WCC meeting – Andy made several changes to the minutes. Andrea made motion to accept the minutes as amended. George seconded and the motion carried with one abstention (Tom).

Durgin subdivision Open Space Easement language – Pat made motion that Andy sign the easement provided that the blanks are accurately filled in. George seconded and the motion carried unanimously.

Budget – Andy proposed that we use the 2006 proposed budget but increase the amount to allow for increases in the Conservation Commission dues. Andy will attend the BOS meeting Monday night. Tom made motion to forward to BOS Andy’s proposed budget in the amount of \$2,017.00. John seconded and the motion carried unanimously.

Protecting Your Family Land book purchase – *Pat made motion to expend up to \$50.00 for the purchase of Protecting Your Family Land books from the WCC budget. John seconded and the motion carried unanimously.*

Boisvert river crossing at 406/51.6 – Andy reported that given the timing of the proposal, the river crossing was not subject to the buffer ordinance.

Appraisal request from WOSC – *Pat made motion to expend up to \$1,500.00 for the appraisal of land on Maplewood Rd. George seconded and the motion carried unanimously.*

Standard Dredge and Fill applications update – Andrea reported that it appears that the 5 copies of the applications are not being distributed properly to the Building Dept as well. Evelyn will be available on Monday and Andrea will call to try and clear up the problem.

Nekroskis possible wetland violation 411/5 – Tom informed the group that a formal complaint has not been filed because his sense was that the family made an honest mistake. As long as the owners work with a wetlands scientist to fix the infraction, no formal complaint needs to be filed. Tom needs another contact from the family and his next step is to file a formal complaint if no contact is made.

*George made motion to adjourn the meeting at 11:07. Tom seconded and the motion carried unanimously.*

Respectfully submitted,

Andrea Alderman