

PEMBROKE CONSERVATION COMMISSION (CC) MEETING
Minutes of June 9, 2008

Attendance

Present

Members: Lea Anne Atwell, Secretary; Carol Bertsimas, Vice-Chair; Ammy Heiser, Chair; Stetson Heiser; Ayn Whytemare

Alternates: Jeff Abbe

Not Present

Members: Kevin Gagne; Kevin Krebs, Planning Board (PB) Representative; David Sheldon, Board of Selectmen (BOS) Representative

1. Call to Order – Ammy called the meeting to order at 7:07pm. Jeff will vote for Kevin Gagne.

2. LTC Dredge and Fill Application Presentation – Dave Brouillet from Holden Engineering gave a presentation about a proposed subdivision on Pembroke Hill Road at Map 565 Lot 193-3. An application has not been submitted to the PB, and they are looking for input from the CC prior to submitting an application. The proposal is to divide the 15 acre parcel into eight lots for single family homes. Houses would be smaller, one story dwellings, with roadside landscaping that would be maintained by a Homeowner's Association. The development is meant to appeal to 55 and older residents. The parcel is surrounded by existing residential development. The PB previously approved a subdivision application for this parcel in the 1990s that was never built.

The development would require a dredge and fill application for several wetland crossings for driveways. One large wetland on the eastern side of the property would be preserved. The applicant has met with New Hampshire Department of Environmental Services regarding the crossings.

The development would take place in a phased approach. A 300' cul-de-sac would be built into the property, and homes would be built one at a time as they sold. Wooded areas would be left intact around the houses, with small lawns in front and in back of each house. The applicant is proposing to tie into the Town sewer. Capacity would be addressed by repairing leaks in other parts of the Town sewer system.

The CC generally found the proposal favorable. The development is located in an area that is already developed, and the proposal seems to minimize wetland impacts. The CC indicated we would like to go on a Site walk if the application moves forward.

3. Review and Adopt minutes~ May 12, 2008 and White Sands Clean Up on May 31, 2008 – Minor edits to the May 12, 2008 minutes were discussed. Carol made a motion to accept the May 12, 2008 minutes with the discussed changes. Stetson seconded. Five in favor, one abstained. Motion carries.

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Stetson made a motion to accept the May 31, 2008 site walk, with the addition of adding that Ammy wrote the minutes. Carol seconded. Four in favor, two abstained. Motion carries.

4. Conservation Land Business

a. White Sands and Richard Clean Up and Monitoring – Discussion took place about the gate across the PSNH road leading to the White Sands beach area. PSNH tried to install the gate last week, but apparently hit ledge and had to move the location of the gate closer to the paved road. Ayn indicated that she had been down at White Sands and talked to people about the upcoming changes to accessing the area. Discussion took place about the need to hold a public information session to let people know what is going and why changes are being implemented. **ACTION ITEM:** Ayn will email town personnel about the need for a public meeting, including the BOS, PB, and town officials and see if we can add something to the Town's website. Ayn will also make fliers to put up at White Sands. She will make a draft flyer and email the CC for approval. **ACTION ITEM:** Lea Anne will call NHDES re the Shoreline Protection Rules regarding grading / adding gravel to the parking area.

Signs should be posted. Suggestions include: "Carry In / Carry Out", "Road Closed to Motorized Vehicles", "Beach Open to Pembroke Residents", and "No Littering".

Ayn made a motion to spend money from the Conservation Fund, not to exceed \$200 for signs to place a White Sands. Stetson seconded. Six in favor, none opposed. Motion carries.

ACTION ITEM: Lea Anne will purchase signs and will get in touch with Stetson about putting them up.

b. Schuett tree – The Town took a look at the tree and indicated they could not take it down and that we should contact a professional to remove the tree. Stetson and Ammy will conduct the monitoring and take a look at the tree and email everyone.

c. Beck – At our last meeting, David asked about wetlands on the Beck property, as that is a piece that the Recreation Committee was considering for use as soccer fields. Ammy pulled the brought the files for the property to the meeting; however, since David is not present, we will table any discussion until our next meeting.

d. Belfry Court – Stetson could not find any record at the Registry of Deeds that the easement for this property was recorded. The CC needs to follow up on this issue and will discuss it further at our next meeting.

e. Monitoring Update – No properties have been monitored since our last meeting.

f. Monitoring Schedule for 2008 - Kevin was going to be coordinating scheduling. We will table discussion until our next meeting, after the White Sands public meeting.

5. Land Acquisition Update

Stetson has been in contact with a land owner regarding potential conservation easement on their

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property. In addition, Stetson has been talking with a landowner regarding purchase of property, which is currently used for agricultural purposes. Stetson is waiting to hear back from someone at the NH Farm and Ranch program regarding matching funds. **ACTION ITEM:** Stetson will contact the landowner about the property, specifically regarding a government funding program, and will get more information about the Farm and Ranch program.

Ayn had previously sent a letter to a landowner regarding potential purchase of a conservation easement. The landowner is interested; however, there is some concern over how quickly the CC would be able to move, since the BOS are requiring a Town Meeting vote to purchase land. **ACTION ITEM:** The CC will conduct a site walk on June 16 at 6:30 pm to look at the property.

6. Correspondences and Miscellaneous –

a. Stephanie Alexander, the interim Town Planner, sent a notice requesting CC's comments on a PB application. Two applications have been submitted for Pleasant View Gardens, one for a new greenhouse, woodchip boiler, and wood chip storage area (application 08-105), and the other for a lot line adjustment (08-04). The CC asked for clarification for some of the waivers requested by the applicant.

b. Membership and Dues - Ammy paid the membership dues for the New Hampshire Association of Conservation Commissions and the Society for the Protection of New Hampshire Forests (SPNF) approved at our last meeting.

c. May 27, 2008 Planning Board Meeting Update: Lea Anne attended the meeting, at which two applications the CC had commented on were discussed. The HUD elderly housing application was discussed. An area of non-development had been added to the plans. The application was approved. The Grace Capital Church expansion was discussed. Porous pavement is being proposed for the parking area.

9. Adjournment – Carol made a motion to adjourn the meeting. Ayn seconded it. The meeting was adjourned at 9:40 pm.