

Pembroke Conservation Commission
Minutes of January 6, 2007
Site Walk of 424 North Pembroke Road

Note: CC is used in the minutes as an abbreviation for the Conservation Commission.

Attendance: CC Members - Lea Anne Atwell, Carol Bertsimas, Stetson Heiser, Ammy Heiser, and Ayn Whytemare; Laura Scott - Town of Pembroke Planning Director; Todd Terrien - Town of Pembroke Planning Board Member; Jim Kowalik – abutter; Dennis Aubin, developer, and Kevin Leonard – Northpoint Engineering.

The CC held a site walk of the property located at 424 North Pembroke Road (Map 937 Lot 7) at 10am on Saturday January 6, 2007. The purpose of the site walk was to view the proposed wetlands impacts, conservation easement area, and site layout for the proposed subdivision. Kevin Leonard and Dennis Aubin led the walk and pointed out the seven wetlands that would be impacted by the proposed subdivision. The first impact is to a small wetland located along North Pembroke Road. The proposed plans call for enlarging the culvert under the road in this area. Additional wetland impacts would result from construction of the road through the subdivision and from construction of driveways to individual homes. The Town has no requirement for lawn set-backs with regards to wetlands. Discussion took place about potential impacts to wetlands from lawn fertilizers and chemicals. Members of the CC thought that it would be a good idea to give some type of literature to the new homeowners explaining the negative effects lawn fertilizers and chemicals can have on wetlands in hopes of preventing some of these impacts.

Discussion took place about how much of the forest would be cleared for construction of the subdivision. Kevin and Dennis indicated that it was not their intent to clear-cut the entire lot prior to beginning construction.

We accessed the proposed conservation easement area via the proposed access point along the northern portion of the property. This access point is preferred over the existing access point, as the existing access point would be near the proposed community water supply system, and the developer wants to minimize impacts to this system. However, subdivision residents would be able to access the area from that point. We walked south along Ames Brook and crossed the brook over a small footbridge that is currently in-place. It was noted that this area is not in a designated floodplain. Discussion took place about potentially leaving the bridge in-place or building a larger bridge. Discussion also took place about the best way for the public to access the proposed conservation easement area. As we walked along the edge of the brook near the bridge, sensitive plant species were noted, and it was suggested that the access route be located farther away from the brook to avoid this area. It was also suggested that the developer place large boulders at the end of the proposed road to the community water supply system to keep ATVs from accessing the conservation easement area.

We walked the length of the property to Seventh Range Road along an existing trail that loops through the property. The property was logged several years ago.

Adjournment: The site walk finished around noon.

Respectfully Submitted By: Lea Anne Atwell – CC member