

Pembroke Conservation Commission
Approved Minutes of February 12, 2007

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

Attendance and Roll Call

Present: Janet Anderson, Lea Anne Atwell, Carol Bertsimas, Ammy Heiser (Vice-Chair), Stetson Heiser, Todd Terrien, Brian Tufts (BOS Representative), Ayn Whytemare, and Laura Scott (Planning Director).

Excused: Kevin Gagne (Chair)

Since the Chair was not present, the meeting was called to order by Ammy Heiser at 7:07 pm. Ammy appointed Janet to vote in place of Kevin.

New Planning Board Representative: Todd Terrien is the new Planning Board Representative for the CC. He is a voting member.

January 8th and 11th Meeting minutes review and approve: Minutes from the January 11, 2007 meeting were reviewed. Stetson was listed as both present and excused; he was not present at the meeting. Ammy made a motion to approve the minutes as amended. Carol seconded. All voted in favor.

Minutes from the January 8, 2007 site walk were reviewed. Dennis Aubin should be listed as the developer in the list of attendees. Ammy made a motion to approve the minutes as amended. Stetson seconded. All voted in favor.

Third Range Road Upgrade Proposal: A developer recently presented a proposal to the Planning Board to upgrade a portion of Third Range Road to a Class V road. The portion that would be upgraded is in the area of Church Road and Third Range Road. The developer is proposing to construct an eight-lot subdivision and would pay for the road upgrades. The Planning Board did not like the conceptual design and indicated that the proposed plans were not consistent with how the board had planned to develop Third Range Road. The applicant must next secure rights-of-way along the proposed upgraded area and present full engineering plans and a completed survey to the Board of Selectmen. The CC would have official comment on this proposal if the plan moves forward, and Laura will keep us informed of any new developments.

Town Meeting Material – brochure and display board: Discussion took place about materials to have in-place at the ballot day on March 13, 2007 and the Town Meeting on March 17, 2007. A Warrant Article on the Town Meeting agenda proposes to take away a portion of the Land Use Change Tax (LUCT) from conservation purposes; currently 100% of the LUCT goes for conservation purposes.

For ballot day, several CC members volunteered to be present to talk to members of the community about the purpose and importance of the CC. The tentative schedule is as follow:

11 am – 1 pm: Ayn and Janet
3 pm – 5 pm: Stetson
5 pm – 7 pm: Ammy and Lea Anne.

Materials that would be helpful include maps, conservation signs, a large display board, and copies of the brochure the CC is currently developing. Discussion took place regarding edits to the draft brochure prepared during the last working meeting. Once we finish editing the brochure, Laura can make copies for us. We will assemble the display board at our next working meeting.

The CC decided to change its February and March meeting schedule. The CC will not have a working meeting on February 26; instead this meeting will take place on March 5, 2007. The CC will also meet on March 12 and March 26, 2007.

ACTION ITEMS: Laura will have a full size map of Town highlighting all of the existing Conservation lands made and bring the display board and maps to the next working meeting. Ayn will email CC members edits to the brochure for comment. CC members should email any pictures of conservation lands in town to Ayn to include in the brochure and/or bring them to the working meeting.

Alternate Members: Discussion took place about the need for additional alternate members. In particular, David, who organized the White Sands clean-up last year, may be a good person to contact.

Member Binder Material: Laura distributed materials for the CC member binders, including an updated Table of Contents, a list of 2007 meeting dates, a 2007 Budget Proposal, and a list of all current CC members.

Town Meeting Zoning Changes: Laura provided a copy of the Proposed Zoning Warrant Articles that will be voted on at this year's Town Meeting.

Conservation Land: The following paperwork is outstanding for easement monitorings: Scripture (Carol – just needs pictures), Girard (Kevin), Gamlin (Kevin), and Brittany (Kevin).

In addition, all signs and associated material need to be returned to Town Hall for storage. Carol will purchase more hardware for signs and provide a receipt for reimbursement. After Town Meeting, the CC will begin proactively identifying land for possible protection.

Laura's list of TO-DO Items: Discussion took place about CC-related items that Laura may be able to help us with. TO-DO items include:

- Create procedure/policy to be adopted by CC on how conservation funds get spent and on what;
- Review all current conservation lands with monitoring information and provide information to CC for review and assessment as to whether or not to keep the lands (i.e., some of the parcels are very small and have minimal conservation value);

- Coordinate with PSNH, Town Departments, BOS, Recreation, and CC on White Sands;
- Create policy on uses allowed for conservation lands to be adopted by CC; and
- Draft letter to be sent to all abutters of conservation land with educational information.

Correspondence: Laura provided a letter from Kevin Leonard of Northpoint Engineering regarding the proposed 424 North Pembroke Road Open Space Subdivision. In addition, Dennis Aubin (the developer) was present to discuss the results of their recent presentation to the Planning Board. Apparently, the Planning Board did not support the project. In fact, several Planning Board members suggested that the standard lot size should be increased rather than decreased (as proposed) to five-acre lots. Members of the Planning Board expressed concern that anyone would even use the conservation land. Other members expressed concern over the wetland impacts. None of the Planning Board members, except Todd, had seen the property. Dennis emphasized that they had spent significant time and energy trying to minimize impacts to the land from this development, and he would like to develop the property as proposed and place some of the land into conservation.

Members of the CC expressed their support for the project. Discussion took place about the fact that the CC needs to convey the reality that the North Pembroke Road area is a developing area, with potential for expansion of conservation lands if developments like the proposed development go through. Discussion also took place about how developments such as the proposed one are supported by the Town's Master Plan.

The applicant will make another presentation at the Planning Board meeting on Feb 27, 2007. The CC decided that we should be present at this meeting to express our support for the proposed project. In addition, the CC should write a letter of support.

Ayn made a motion for Ammy to draft a letter in support of the Open Space Subdivision on behalf of the CC. Lea Anne seconded the motion. All voted in favor.

ACTION ITEMS: Ammy will draft a letter and email it to CC members for review. Lea Anne will research information in the Town Master Plan that may be helpful to include in the letter and/or present to the Planning Board. All available CC members should be at the February 27 Planning Board meeting to express our support of the project.

Laura also provided violation letters she sent to four property owners after violations were noted on conservation lands during recent monitoring activities. Laura had spoken with two of the property owners since she sent the letter. The Chouinards' were mowing a portion of the White Sands property. Laura spoke with Mrs. Chouinard, who thought that mowing enhanced the value of the conservation property. Laura indicated that if they wanted to continue mowing, she would need approval from the CC. Laura spoke with Brenda Lafratta, who indicated that she did not have any of the items indicated in her backyard. She did indicate that she had not been back to that portion of her property in years. She will check it out and get back to us. Laura will send follow-up letters in ten days.

Laura provided a letter from the New Hampshire Department of Environmental Services (NH DES) regarding a development along Riverwood Drive. The area is zoned "Planned Industrial

Zoning” The development would be four units for storage and office space. The Town will provide water and septic. No wetlands will be impacted, but they will have to alter the terrain and obtain the required permit from NH DES.

Adjournment: Ayn voted to adjourn at 8:55 pm. Stetson seconded. All voted in favor.

Respectfully Submitted By: Lea Anne Atwell – CC member