

Pembroke Conservation Commission
Property Site Walk
552-566 Buck Street
Approved Minutes – May 19, 2007

Attendees: Jeff Abbe (CC alternate), Lea Anne Atwell (CC member), Kevin Gagne (CC member), Todd Terrien (Planning Board Representative), Ammy Heiser (CC member), Stetson Heiser (CC member), Cutler Heiser, Thomas Manganais, and Joe and Karen Tomas (abutters to the west)

We gathered at the property around 9:00 am to assess the property's environmental and natural resource attributes for potential acquisition by the Town for a conservation easement. The property is owned by Ammy and Stetson Heiser, CC members, who recused themselves from offering any opinions as CC members and participated in the meeting only as the property owners.

Joe and Karen Tomas, abutters to the west, indicated that they did not want to see a large-scale development on the property. The Heisers indicated that they did not want to put a large development on the property. They are thinking of subdividing the property into 2 or 3 buildable lots, then placing the rest in conservation. In the area that would be placed into conservation, they would like to leave the option for agricultural practices to continue (a portion of the property is currently used for hay fields). The parcel is 20.66 acres, and the town requires that you have a minimum of 25 acres for an open-space subdivision. They will likely have to get exemptions in order to subdivide the lot and place a portion in an easement.

We walked through the middle of the property. A brook and extensive wetlands are located along the western portion of the property. The majority of the property is underlain by the town's drinking water aquifer. A stone wall and surrounded by a line of trees runs through the middle of the property. The back portions of the property are currently used as hay fields, and hay fields are located on the abutting property. Joe and Karen Tomas indicated that they have seen snowy white owls, turtles, and other wildlife on the property; historically, they have seen beavers also.

The property is on town water, but there is no sewer service. Septic systems would have to be used for any houses that may be built. Concerns were raised over potential impacts to the wetlands from the septic systems. The abutters left the meeting around 9:30 am. Discussion took place about how to fit three lots into the front portion of the property and whether they could have a common driveway.

As a next step, the CC should rate the property using the land protection criteria. The meeting adjourned at 10:10 am.