

**PEMBROKE CONSERVATION COMMISSION MEETING**  
**Approved Minutes of June 25, 2007**

**Attendance**

Present

*Members:* Lea Anne Atwell, Secretary; Carol Bertsimas, Vice-Chair; Ammy Heiser, Chair; Stetson Heiser, Todd Terrien, Planning Board Representative, and Ayn Whytemare.

*Alternate Members:* Jeff Abbe

Not present: Kevin Gagne, Member; Brian Tufts, Board of Selectmen Representative; David Baril, Alternate Member; and Laura Scott, Planning Director

**1. Call to Order:** The meeting was called to order by Ammy Heiser at 7:07 pm. Jeff will vote in place of Kevin Gagne.

**2. Ames Brook Easement – Review and Approve 6/19/07 Draft**

Todd recused himself from this discussion. Dennis Aubin, the applicant, was present to discuss the latest draft of the easement. Mr. Aubin voiced his displeasure with his dealings with the Planning Board. The CC revised our draft use policy and adopted the revised policy at our last meeting. The applicant's latest revision is based on the Conservation Commission's (CC's) newly adopted policy, with one major exception. Horseback riding is listed under possible uses in the Ames Brook Easement; whereas, horseback riding is listed under allowed uses in the CC's Public Use Policy. Carol provided a letter to the CC on this matter requesting that horseback riding be allowed. Dennis explained that the Planning Board (PB) had asked him to move horseback riding to possible uses during his last meeting with the PB. After a public hearing, the CC would have the authority to change horseback riding to an allowed use. Dennis provided pictures of the newly constructed footbridge over Ames Brook. The bridge is 52 inches wide and made of steel with pressure treated decking.

Ayn made a motion to accept the Ames Brook Easement as presented. Stetson seconded. All in favor.

Ayn made a further motion to send letter to PB of our support. Lea Anne seconded. All in favor.

**ACTION ITEM:** Ayn will draft a letter and email it to Carol, who will sign as Vice-Chair. Carol and Lea Anne will attend the PB meeting tomorrow, where the PB will consider accepting the easement.

**3. Confirm CC Attendance at Third Range Road Class VI to Class V BOS Public Hearing**

Todd stepped back in to the meeting. Carol and Ayn will attend Third Range Road meeting. Kevin was also planning on attending. Our concerns are the extension of the road and its

proximity to existing conservation land, including potential drainage impacts. The slope off the back side is very steep and of particular concern.

#### **4. Correspondence**

Laura provided letters to Chouinard and Lafratta acknowledging that their prior violations regarding infringements on conservation lands have been cleared up.

#### **5. Miscellaneous**

The following items were also included in our packets and reviewed by CC members.

**CNHRPC Open Space Development Tour** – LAA will try to attend.

**NH Town and City “Meeting Minutes 101” article**

**6-5-07 Budget Update** - We need signs for “residents only” parking at White Sands. Stetson made a motion to allot \$100 for signs. Carol seconded. All in favor.

**Board Memo Binder Items - List of Items and Public Use Policy for Town-Managed Conservation Lands**

#### **6. Proactive Land Identification for Possible Conservation Acquisition**

Members of the CC considered lands that have potential for conservation purposes in hopes of contacting landowners. CC members reviewed maps, including tax parcel maps, floodplain/wetland maps, topographic maps, maps contained in the 2004 Master Plan, and maps prepared by the NH Fish and Game. CC identified parcels that abutted existing conservation lands, large parcels along the range roads, and parcels in the aquifer protection district. Laura will pull the property record information for the parcels for review at our next meeting.

#### **7. Potential Conservation Easement – Buck Street, Ammy and Stetson Heiser**

Ammy and Stetson recused themselves as CC members and spoke as the landowners. They are considering changing the parcel into two lots, with the rest in conservation and a third house lot would be given as an easement. Alternately, the third house lot could be developed, with the remaining land given to conservation. Discussion took place about the pros/cons of outright owning the land and owning and easement on the land.

**ACTION ITEM:** The CC should do some research and find out what conservation easements typically cost.

#### **8. Adjournment**

Todd a motion to adjourn the meeting. Ayn seconded. All in favor.

The meeting was adjourned at 8:30 pm.

Respectfully submitted by Lea Anne Atwell, CC Secretary