

**Pembroke Conservation Commission (CC) Meeting
Approved Minutes of December 10, 2007**

Attendance

Present

Jeff Abbe (Alternate), Kevin Gagne, Brian Tufts (Board of Selectmen "BOS" representative, non-voting), Ammy Heiser (Chair), Steston Heiser, Ayn Whytemare (Acting Secretary), Carol Bertsimas (Vice-Chair)

Not Present

Lea Anne Atwell (Secretary); Todd Terrien (Planning Board "PB" representative)

1. Call to Order – The meeting was called to order by Ammy at 7:05 pm. Jeff will be voting for Lea Anne.

2. Current Conservation Land

a. Scripture:

Ammy, Leanne and Joe Tyler went to BOS (12/05/07) meeting where they voted down changing the easement because of the cost and the feeling that there was nothing wrong with the way it is now. Gordon Reisdell was on the CC when we got the easement and felt that Charlotte Scripture would be upset if we changed it. It was her intent for the property as it was. There was also a concern that if we alter the easement than any easement could be altered.

Joe Tyler wants to have the parts of the easement which are open to interpretation clarified, which could be done with a management plan. Karen Rose is the Secretary for SPNHF and attending the meeting as an audience member, she and the Tylers will be in touch to craft specific language. The Tylers will get back to us in 30-60 days with a management plan.

Motion was made to leave the easement as it currently reads with a management plan. Steston moved, Jeff seconded, All in favor.

b. Ames Brook

Brought up to BOS at same meeting saying that signs have been posted and we want to have deed recorded sooner than later. In the past it wasn't done until the end of the project. Our concern is that baseline has been done and signs are already up and it isn't technically our land. However there is currently access by the range roads and the project has been accepted. It was not passed by the BOS (a split vote), we hope that by re-presenting it to the full BOS they might see our point. However it is rare that a developer will deed an area before the plans have been accepted. Dennis Aubin's plans have not been accepted by the Planning Board yet which is why the BOS is hesitant. The town is trying to avoid the problem of what happens if the project doesn't go through or changes then it leaves less room for the developer to adjust things during building.

Things to consider if we go back to BOS, if we have a developer in the future who is willing to do a baseline, it is already accessible to public, and developer is willing and it is land that we really want, can we have an exception to record the deed earlier in the development process. One of the well's radius is located within the conservation area, which may be an issue. Need to review the easement language to see if there are any issues with wells, etc. Ayn suggested we develop an interim policy for these type of situations so the integrity of the potential conservation land can be protected (No trespassing signs, fencing possible). Ayn agreed to research this looking at other towns and so that we may propose this policy to the Planning Board and BOS.

However, this policy won't help with the current situation as the baseline and signs have already been done.

Ammy moved that we speak to Dennis and see if he would like to move forward with the Deed transfer or do it later and pay for another baseline, etc. Ayn second, all in favor.

Action Item: Ammy will contact Dennis to see what he wants to do.

c. **White Sands**

Ammy & Lea Anne brought it to the BOS attention that current allowed uses are in conflict with what was voted at Town meeting 1996. We suggested that our recently written policy be the one that should be enforced. At issue is White Sands allowed uses and permits needed for uses is not done with any other parcels. We need the town to rescind it's 1996 vote so that our policy stands. We don't want to be in the position to issue permits for fires and camping as our plan for that area is different than what the past uses were. We need to go back to BOS with the details all laid out as information was not readily accessible.

Action Item: Laura Scott will come up with new language to fix the problem. Repeated inquiries to PSNH about the gate have been unanswered.

d. **Monitoring Update**

Jeff done with Stoneybrook parcel, Brian will take pictures of Butterfield & Bragfield. Ammy & Steston have Schuett & Girard.

3. **CC Budget**

BOS cut us by \$50.

4. **Minutes**

Kevin moved we accept the October 22 minutes, Carol second. All in favor.

November 19 minutes: Brian suggested format and procedural changes which he will speak to Leanne about and which we will keep in mind for the future.

Steston moves to accept the minutes with corrections to be made with voting issues in this meetings minutes. Carol seconds. 5 in favor one abstaining.

Steston moves to ratify 6a, Ayn seconds. (The CC was asked to review a Condex plan. Doesn't seem to impact us, so we have no comment.)

5. Donations in remembrance of Carol Maslanka

To date \$460 have been given.

Carol moved to accept, Jeff seconded. All in favor.

Action Item: Ammy will speak to Geoff.

6. Land acquisition Update:

a. Ritchie White parcel

He is a consulting forester and has extensive experience with conservation and fisheries. Land co-owned with Carl Sandquist, now of Florida. It abuts Kreuger's gravel pit and is accessible from Eley Lane. It is within the Aquifer Conservation District and has 3000+ Soucook river frontage. The piece has been under agreement to Ploude Sand and Gravel and one other time, but the buyers pulled out. Discussion took place regarding the price for the property. A Conservation Appraisal was done in 2005 and needs to be redone to be accurate and for us to justify the cost to the town. Will need to hold two public hearings and the BOS may decide to authorize the purchase, but it hasn't happened in the past without Town Meeting approval. We need to check what the exact process will be. Should ask BOS to see if they want us to go to town meeting or if they would approve it by themselves and to define which process we will be dealing with.

Ammy and Steston walked the land and it is beautiful. Kevin concurs. It looks to be rated high by our criteria. The only problem is accessibility, but that is why we are being offered it.

In addition this land is next to Peter Spiewak's piece may be available. That land has frontage on Borough Road, and he is going to put this on the market and may carve out a house lot and be willing to sell the rest of the land to Richie so he could get access for his land. We may be able to speak to Peter about his land.

Action Item: Ammy will get us on the January BOS agenda to possible land purchase.

7. Correspondences

a. Memo from Geoff Ruggles

All boards received this. Please be clear when speaking to public that you are speaking for yourself and not for the town. Public needs to go to entity directly and are welcome to e-mail town to clarify issues, ask questions, or to get in front of the entity in question.

b. 2007 Annual Report

Due January 15th for town report to Linda Williams

- Rewrote regulations for land with public input.
- Reviewed land for purchase.
- Actively looking for acquisitions, sent out letter to specific pieces of land.
- Completed annual monitoring
- Cleanups
- Attending seminars
- Have made offers on land but haven't been able to make agreements.
- Are working with developers for accepting easements as part of open space development.
- Have some purchases pending.

Action Item: Ayn will write this up and send to Linda Williams.

8. Miscellaneous

a. CEOP Proposal

Ayn wrote up memo, requesting student help with putting GIS data into a usable format for us. Needs to be sent before March 15 to UNH to be considered.

Kevin moves to accept the memo as written, Steston second. All in favor.

9. Adjournment

Carol moves to adjourn, Steston seconds, all in favor.

The meeting was adjourned at 9:25 pm.

Respectfully submitted by Ayn Whytemare, Acting Secretary.