

Pembroke Conservation Commission

Meeting Minutes

February 10, 2020

In attendance: Ammy Heiser (Chair), Ayn Whytemare (Sec), Carol Bertsimas (Co-Chair), Wendy Weisiger, Mike Crockwell (BOS liaison)

1. Call to Order @ 7:06 pm

2. Planning Board Applications

- a. **San-Ken Update** Ammy attended PB meeting, and the issue has been continued because of so much new information. Mark West (Wetlands Scientist) had some concerns, chief of which is that several lots (13-19) are in highest ranked grassland & wetland habitat. Wendy shared that the minimum needed for these types to be functional is 5 acres. The 50' no-disturb buffer for wetlands is a bit vague as to how it is marked and what it means. PB member suggested that those lots be removed from the project which San-Ken rejected out of hand. [On another note, Brent Edmunds has resigned from the PB, and we need a new PB rep] Carolyn Cronin took notes, and objected to overlapping well radii, on-site septic systems are located in building setback areas, the lack of a plan for the pond to be used for firefighting, and problems with the proposed names. Neighbors also wondered about the long-term impact of more than one development in the area on the water resources. Wondering if water and/or septic could be centralized and ruled over by a home-owners association? (Even though those organizations can be problematic)

The following was recorded by Wendy Weisiger:

- a. **Found Well Farm** Ayn described her plans to the Commission for her minor site plan of an agricultural retail outlet. She will sell organic vegetable seedlings and native shrubs, trees and perennials. She then recused herself and left the room. The remaining members discussed the plans and acknowledged that there are no conservation concerns regarding the plans.

MOTION: Carol Bertsimas moved we accept the plans as proposed with no concerns. Ammy Heiser seconded and all approved.

3. DES Letters and Applications

- b. **San-Ken Update** Ammy needs to send DES another letter acknowledge the adjustments San-Ken made with set-backs while the density continues to be an issue for the neighborhood, aquifer, and septic impact on wetlands. Encroachment onto wetlands probable given the fact that there is very little usable space around each building which invites violations of buffer zones. All present are still uncomfortable with this development as presented.

4. **Review and Approve Minutes ~ January 20th** Wendy voted to accept as amended, Carol seconded. All in favor.

5. Conservation Lands

- a. **Sign Update** Carol asked for clarification on sign language and will follow up with sign shop.
- b. **Monitoring Update** Snow on the ground, we are all hibernating.
- c. **Center Hill Parcel** Ayn suggested that we allow new homeowners to continue to mow lawn area to keep invasive plants at bay.

6. Land Acquisitions

- a. **Sixth Range Rd parcel** Will be on Town Meeting agenda
- b. **Skip Hillman parcel** No action
- c. **Whittemore Homestead parcel** No action

7. Other Business

- a. **Town Meeting**
 - i. **Zoning Ordinance** Wetland changes that we proposed.
 - ii. **Sixth Range Rd Parcel** Need Town meeting to be approved.
- b. **Other**

8. Mail and Correspondences None of note.

9. Adjournment 8:05. Carol moved, Ammy seconded, we all approved.

NEXT MEETING ON MARCH 9TH