

Pembroke Conservation Commission

Meeting Minutes

September 21, 2020

In attendance: Ammy Heiser (Chair), Carol Bertsimas (Vice-Chair), Ayn Whytemare (Secretary), David Baril, Absent: Wendy Weisiger, Holli Germain (PB Rep), Mike Crockwell (BOS rep).

1) Call to Order

2) Planning Board Applications

- a) **Gelinas, 7 Exchange Street: Minor Subdivision** frontage on Bridge and Pleasant St., Three family home on property. Taking a .9 ac property into one .3 and one .6. Within the aquifer protection district. We have not seen anything to cause a problem, no further comment.
- b) **Whytemare-Donovan, 636-674 Fourth Range Road: Major Subdivision** Proposal defines division of existing lot into 5 residential lots, ranging in size from 5 to 25 acres. Three lots to have frontage on Fourth Range Rd, 2 lots to have frontage on lower section of Beacon Hill Rd. Conservation Commission has no concerns at this point. We would be interested in future house and driveway placements in relation to the existing wetlands. (entered by Carol Bertsimas, Vice Chair)
- c) **Donnelly, 617B Buck Street: Major Site Plan Application** Former Pembroke Place Boys School. Lot is 13 acres. Converting from 2 residential units to one residential and one daycare business. In aquifer conservation district. No new structures, no change of driveway, 7 gravel parking spots added. Swimming pool already been approved. No issues, no further comment.
- d) **SanKen** PB meeting tomorrow night (9/22/20). Further discussion of the proposed Homeowners Association for the entire lot. Seems that this causes more problems than it solves. Who is enforcing wetland setbacks? Who is responsible for well contamination both on site and possible wells drying up in the neighborhood? Who would have access to the back land? How is it decided who is allowed to do what on their land?

3) DES Letters and Applications None to report.

4) Review and Approve Minutes~ August 10th, Carol moved to accept with minor adjustments, Ammy seconded. All in favor.

5) Land Acquisitions

- a) **Whittemore Parcel: Rename** Ammy wrote a Thank-you note to Ted Whittemore which was well received. "Merrimack River Conservation Area" because we have three rivers in this town and it would be great to have a name that we could use as we hopefully add to it.

6) Conservation Lands

- a) **Beck: Tree Removal** DPW hired someone to take tree down and charged us \$450.
- b) **Whittemore: Signs** David and Carol took care of it on 8/16.
- c) **Monitoring Update** Fall coming, once leaves are down time to get to our fall properties. Monitoring day in November?
- d) **Other** October 3rd Ayn will meet Boy Scouts for White Sands clean-up.

7) Other Business

- a) **Budget** Concern that professional services for tree clearing are starting to cost us more each year. Need to account for increases in dues and subscriptions and memberships. Increase to \$4,500 (\$500 over last year)
- b) **New Member Outreach** Ayn believes she has some people interested, Kristen Doyle and Susan Plante.

ACTION ITEM: Ayn will forward them the minutes and an invitation to the next meeting.

- c) **Range Roads** Tabled.

- d) **Open Space Subcommittee** Ammy attended, they want our input to refine the rules since lack of a firm ordinance is a problem. Need to be more precise with language to make sure it accomplishes what it sent out to do. Mondays for the next month at 1:30 at Town Hall. Wanted to know if there are places PCC would prefer Open Space plans? Wanted suggestions for language. Perhaps tie into our Natural Resource Inventory. Open Space Plan was proposed but not adopted by town in 2009. Intention was to have a greenbelt around edges of town for wildlife, also identified high value properties. PB is voting to repeal existing ordinance so no one else can follow these rules while the new rules are being developed. Looking into establishing minimum frontage and lot size rather than average size. Do any nearby towns have Open Space plans that we could mimic? State might have an Open Space template. Carolyn sent current plan to us for information.

ACTION ITEM: Meeting Mondays 1:30 at Town Hall for the next month.

- e) **TRC meeting 8/11/20** Attended by Carol. Pembroke Pines wants to build a new clubhouse. Old clubhouse to be torn down, is not

handicapped accessible. Will be sharing a parking lot with one of the 4 plex's meeting room. Fairly removed from the Conservation Land, not much of a concern for us.

- f) Making Estate Donations Easier** We need to have a process to let people donate land to us. Perhaps coordinate with NHACC. Ammy has a checklist of things to do for purchasing or donating land.

ACTION ITEM: We need to develop a streamlined process to donate land.

- g) NHACC Annual Meeting:** online this year, November 7.

ACTION ITEM: Check out NHACC website for info, \$35 fee, PCC can pay.

- 8) Mail and Correspondences** Granite State Tree Farmer, 5Rivers Conservation Trust, DES.

- 9) Adjournment** 9:22 pm. Next time we meet its David's Birthday and he wants a Sponge Bob Cake.

NEXT MEETING OCTOBER 12th